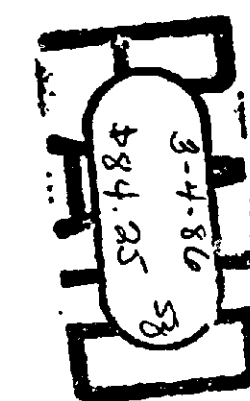


MAP NE 102D
3C
E.D. 9
DATE 4/15/86
200
1000
DP



86-291-XA
184

86-291-XA
184

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.3.c of the Zoning Regulations of Baltimore County to permit a front and side yard setback of 4 ft. in lieu of the required 10 ft. (fronting on Perring Parkway); a front yard setback of 4 ft. and 30 ft. from the center line of 10 ft. and 40 ft. respectively and a side yard setback of 4 ft. in lieu of the required 10 ft. (fronting on Satyr Hill Road) and Section 413.3.d to permit a setback of 4 ft. in lieu of the required 50 ft. from the intersection.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) **

** to be determined at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Petitioner:
The Berkshire Corporation
(Type or Print Name)

Signature By: Dennis J. Gray

Suite 204, The Gatehouse at
Address
North Park

Cockeysville, Maryland 21030
City and State

Attorney for Petitioner:
John B. Howard
(Type or Print Name)

Signature

210 Allegheny Avenue
Address
Towson, Maryland 21204
City and State

Attorney's Telephone No.: 823-4111

Name, address and phone number of legal owner, contractor purchaser or representative to be contacted

John B. Howard
Name
210 Allegheny Avenue
Address
Towson, Maryland 21204
City and State

Attorney's Telephone No.: 823-4111

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City and State

Attorney's Telephone No.: 823-4111

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County to use the herein described property for an outdoor advertising sign with three sides of 6 sq. ft. per face under section 413.3 B.C.Z.R.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Petitioner:
The Berkshire Corporation
(Type or Print Name)

Signature By: Dennis J. Gray

Suite 204, The Gatehouse at
Address
North Park

Cockeysville, Maryland 21030
City and State

Attorney for Petitioner:
John B. Howard
(Type or Print Name)

Signature

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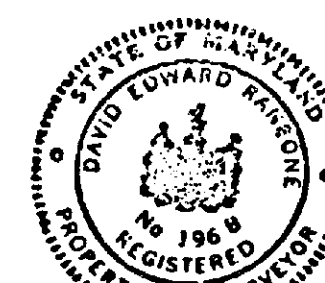
86-291-XA
184

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

ZONING DESCRIPTION

All that piece or parcel of land situate, lying and being in the 9th Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning from the same on the east side of Perring Parkway distant south 12 degrees 48 minutes east 76 feet from the intersection of the center line of Perring Parkway with the center line of Satyr Hill Road and running thence with the four following courses and distances viz: south 82 degrees 26 minutes west 4.72 feet, south 30 degrees 33 minutes 24 seconds west 20.00 feet north 86 degrees 19 minutes east 26.73 feet, and north 36 degrees 15 minutes 30 seconds west 20.00 feet to the place of beginning.



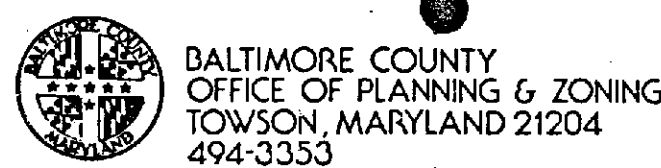
are hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. The sign shall be utilized for identification and directional arrows only.
2. The Petitioner shall submit a revised plan to further identify the easement line and to relocate the sign.

John M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

JMH:jbg

ORDER RECEIVED FOR FILING
DATE March 14, 1986
BY Barbara A. Hild
ADMINISTRATIVE ASSISTANT



ARNOLD JABLON
ZONING COMMISSIONER

March 14, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: PETITION SPECIAL EXCEPTION
AND VARIANCE
SE corner of Perring Parkway
and Satyr Hill Road -
9th Election District
The Berkshire Corporation,
Petitioner
Case No. 86-291-XA

Dear Mr. Howard:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

John M. H. Jung
Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: People's Counsel

Ms. Kay Turner
Alliance of Baltimore County
Community Councils, Inc.
618 W. Chesapeake Avenue
Towson, MD 21204

ORDER RECEIVED FOR FILING
DATE March 14, 1986
BY Barbara A. Hild
ADMINISTRATIVE ASSISTANT

IN RE: PETITION SPECIAL EXCEPTION
AND VARIANCE
SE corner of Perring Parkway
and Satyr Hill Road -
9th Election District
The Berkshire Corporation,
Petitioner
Case No. 86-291-XA

The Petitioner herein requests a special exception for an outdoor advertising sign with 3 sides of 6 square feet per face and variances to permit a front and side yard setback of 4 feet in lieu of the required 10 feet (fronting on Perring Parkway), a front yard setback of 4 feet and 30 feet from the centerline in lieu of 10 feet and 40 feet and a side yard setback of 4 feet in lieu of the required 10 feet (fronting on Satyr Hill Road), and a setback of 4 feet in lieu of the required 50 feet from the intersection for the construction of an identification sign as located and depicted on the plan prepared by Gerhold, Cross & Etzel dated October 29, 1985 and marked Petitioner's Exhibit 1.

Testimony by and on behalf of the Petitioner indicated that the Lowell Ridge Apartments were constructed years ago so as to be visually secluded. Some time later, the sign illustrated on Petitioner's Exhibit 1; a sign adjacent to Perring Parkway, the subject of Case No. 86-285-A; and an entrance sign were installed. The two former signs were removed in the summer of 1985 when the management firm was informed that they appeared to be in violation of the Baltimore County Zoning Regulations (BCZR) and replaced about six weeks later by provisional permission of the Zoning Commissioner. During that period the number of prospective tenants dropped, persons had to be escorted to the complex and tenants had difficulties receiving deliveries and guests. In the opinion of management the sign requested will assist traffic at a complicated intersection as well as provide identification and direction.

ORDER RECEIVED FOR FILING
DATE March 14, 1986
BY Barbara A. Hild
ADMINISTRATIVE ASSISTANT

A representative from the Alliance of Baltimore County Community Councils, Inc. protested sign variances in general, but conceded that she had no specific objections to the subject sign and, indeed, it is difficult to locate the apartments.

Counsel for the Petitioner indicated that property, easement and right-of-way lines in the vicinity of the proposed sign are unusual to say the least. The owner of the property granted an easement for Perring Parkway from Joppa Road to Satyr Hill Road (shown on Petitioner's Exhibit 1). That easement line is irregular but coincides for 4.72 feet with the existing curb line. The variance requested in effect utilizes the easement line to measure the variance from the street right-of-way line under Section 413.3.c BCZR. In the opinion of the Deputy Zoning Commissioner, this method of requesting the variance is within the spirit and intent of the Regulations.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the BCZR would result in practical difficulty or unreasonable hardship upon the Petitioner, the requirements of Section 502.1, BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected, and, therefore, the special exception and variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14th day of March, 1986, that the herein Petitions for Special Exception for an outdoor advertising sign with 3 sides of 6 square feet per face and Variances to permit setbacks of 5.4 feet in lieu of the required 10 feet from the easement line that fronts on Satyr Hill Road, 31.4 feet from the centerline of Satyr Hill Road in lieu of the required 40 feet, 7 feet in lieu of the required 50 feet from the intersection, and 5.4 feet from the easement line that fronts on Perring Parkway for the construction of an identification sign,

291
Case No. 86-285-A XA

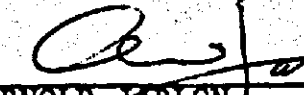
1. Variance from section 413.3.c and 232.1 to permit a front yard setback of 4 ft. from the property line in lieu of the required 10 ft. (front on Perring Parkway).
2. Variance from section 413.3.c and section 232.1 to permit a front yard setback of 4 ft. from the property line in lieu of the required 10 ft. and 30 ft. from the center line in lieu of the required 40 ft. (fronting on Satyr Hill).
3. Variance from section 413.3.d to permit a setback of 4 ft. in lieu of the required 50 ft. from the intersection.

CASE NO. 86-291-XA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
12th day of December, 1985.


ARNOLD JABLON
Zoning Commissioner

Petitioner The Berkshire Corporation Received by: James E. Dyer
Petitioner's Attorney John B. Howard, Esquire Chairman, Zoning/Plans Advisory Committee



The Alliance of Baltimore County Community Councils, Inc.

January, 1986

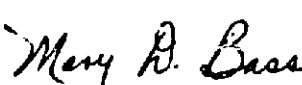
Mrs. Mary Ginn
606 Horncrest Rd.
Towson, MD 21204
Mrs. KC Turner
618 W. Chesapeake Ave.
Towson, MD 21204

TO: Mary Ginn and KC Turner

I, hereby, ask you, as representatives of ABCs - the Alliance of Baltimore County Community Councils, Inc. - to continue to be present at Baltimore County Zoning Hearings.

As stated many times at its monthly meetings, ABCs opposes any variances of Baltimore County's signing code.

Thank you.



Mary Basso, President, ABCs

86-1623
Case file

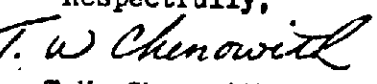
February 24, 1986

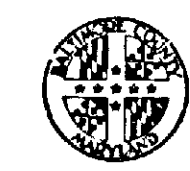
Arnold Jablon
Zoning Hearings RM 186
County Office Building
Towson, MD 21204

Dear Sir:

We oppose the variances petitioned for by the Berkshire Corp., case #86-291-XA item #184 and case #86-285-A item #183. We feel the proximity of these signs to the highly traveled intersection of Perring Parkway and Satyr Hill Road would pose an unnecessary traffic hazard. In addition to limiting vision, we feel the increased sign dimensions would create an unwanted and unneeded eyesore in our community.

I am unable to attend the weekday hearing because of my job, but I would like a copy of the Board's findings on these matters.

Respectfully,

T.W. Chenoweth
9221 Smith Ave.
Baltimore, MD 21234
Chairman Planning and Zoning
Cub Hill Civic Organization



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JANG
DEPUTY ZONING COMMISSIONER

December 23, 1985

Robert A. Hoffman, Esquire
Cook, Howard, Downes & Tracy
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

RE: Your letter of December 1, 1985
Item Nos: 183 and 184

Dear Mr. Hoffman:

As you know, I was able to place a hold on the above-referenced zoning petition requests. However, you may not be aware that permanent case numbers have been assigned and will be used in the future when the cases are rescheduled; i.e., Item No. 183 has been assigned Case No. 86-285-A and Item No. 184 has been assigned Case No. 86-291-XA.

Since you do file many petitions with this office during the course of the year, I am sure that you appreciate Mr. Jablon's attempts to speed up the petition process. To this end, he has initiated several changes, most of which you are familiar with. However, on the chance that you may not be aware of some of the changes, I have taken this opportunity to list them for your edification. They are as follows:

FILING AND PROCESSING OF PETITIONS

Petitions can no longer be mailed or dropped off at the Zoning Office. Appointments must be made with Zoning Office personnel who will review the petition and content; i.e., number of signed and completed petitions, number of plats, descriptions, etc. Accuracy will, for the most part, be the responsibility of the petitioner, his engineer or his attorney.

Plans will be distributed to the Zoning Plans Advisory Committee (ZPAC) for comment. However, most petitions will not be withheld from the requested hearing due to comments requesting said plan revision or for lack of response from ZPAC members.

Plans may be amended at anytime after the hearing is scheduled or after the actual hearing, subject to approval by the Zoning

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

December 17, 1985

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICK, JR.
HENRY B. PECK, JR.
HERBERT N. O'CONNOR, III
THOMAS L. WOODSON
C. CAREY DEELEY, JR.
GEORGE K. REYNOLDS, III
LAWRENCE L. HOOPER, JR.
H. KING HILL, III
ROBERT A. HOFFMAN
DEBORAH C. DOPPIN
CYNTHIA M. SMITH
KATHLEEN M. GALLAGHY
KEVIN H. SMITH
H. BAHRITT PETERSON, JR.

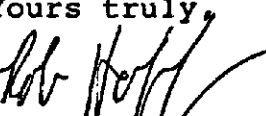
James Dyer, Zoning Supervisor
County Office Building, First Floor
Towson, Maryland 21204

RE: Petitions for Special Exception
Petitions for Variance
Items No.: 183 and 184

Dear Mr. Dyer:

As I indicated by phone this morning, the above referenced Petitions, which were filed simultaneously with the Zoning Office should be consolidated and heard by the Zoning Commissioner or Deputy Zoning Commissioner.

I apologize for any inconvenience this may cause in rescheduling the hearing.

Yours truly,

Robert A. Hoffman

RAH/jhr
cc: John B. Howard, Esquire

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-285-A, 86-291-XA, 86-326-A, 86-329-Sph
86-330-XA, 86-331-A, 86-332-A and 86-333-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slm


Norman E. Gerber, AICP
Director

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 7, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

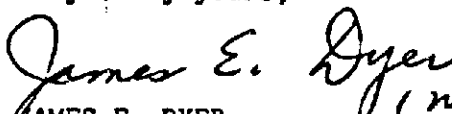
MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 184 - Case No. 86-291-XA
Petitioner - The Berkshire Corporation
Special Exception and Variance
Petitions

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204



Maryland Department of Transportation
State Highway Administration

William K. Hoffmann
Secretary
Hal Kassoff
Administrator


December 2, 1985

RE: Baltimore County
Item No. 184
Property Owner: The
Berkshire Corp.
(Roy Rogers)
Location: SE/Corner
Perring Parkway (Rte
41) and Satyr Hill Rd.
Existing Zoning
B.L.
Proposed Zoning:
Spec. Exception for an
outdoor advertising
sign with three sides
of 6 sq. feet per face
under section 413.3 and
Variances for setbacks
Acres: 260 sq. ft.
District 9th Election

Dear Mr. Dyer:

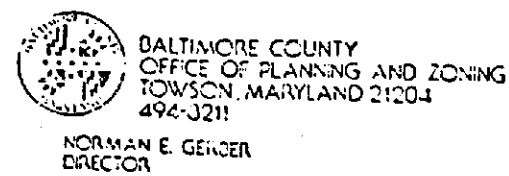
On review of the submittal for Special Exception, the site plan has been forwarded to the S.H.A. Beautification Section, C/O Morris Stein (659-1642) for all comments relative to zoning.

Very truly yours,


Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:ea
cc: J. Ogle
M. Stein w/att.

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 800-401 D.C. Metro - 1-800-502-5002 Statewide Toll Free
P.O. Box 717 / 707 North Calvert Rd., Baltimore, Maryland 21203 - 0717



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

FEBRUARY 4, 1986

Re: Zoning Advisory Meeting of NOVEMBER 26, 1985
Item # 184
Property Owner: THE BERKSHIRE CORP.
(ROY ROGERS)
SE/C PERRING PARKWAY AND SATYR
HILL RD.

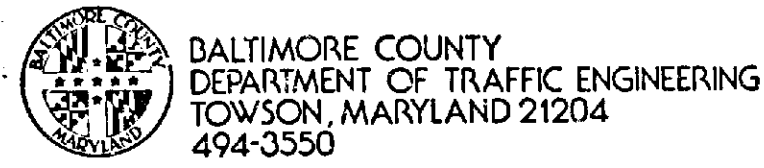
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ Forward by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

CC: James Howell

Eugene A. Boher
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 26, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

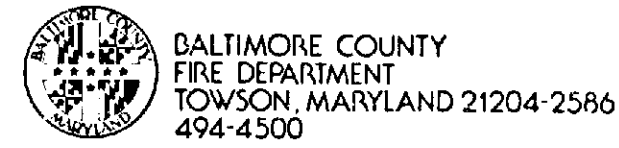
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 182, 183, 184, 186, 187, 188, and 189.

Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld



PAUL H. REINCKE
CHIEF

December 17, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: The Berkshire Corporation (Roy Rogers)

Location: SE corner Perring Parkway & Satyr Hill Road

Item No.: 184 Zoning Agenda: Meeting of Nov. 26, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of [blank] feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at [blank]

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

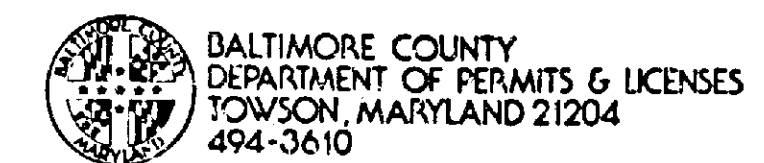
() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



December 23, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 184, Zoning Advisory Committee Meeting are as follows:

Property Owner: The Berkshire Corporation (Roy Rogers)
Location: SE/corner Perring Parkway and Satyr Hill Road
District: 9th.

APPLICABLE ITEMS ARE CIRCLED:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.B.I. #17-81 - 1980) and other applicable Codes and Standards.

(1) A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table L-1, Section L-107, Section L-108.2 and Table L-107. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. The structure does not appear to comply with Table S-55 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table L-1 and S-55 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) [blank] of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use [blank] to Use [blank] or to Mixed Use [blank]. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

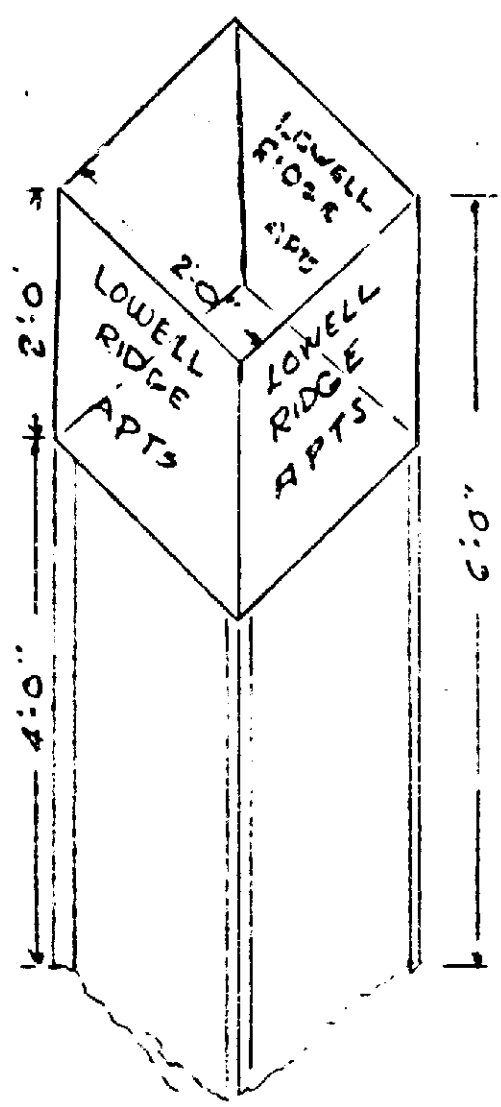
(1) Comments: Comply with Article 19, Sections 1901.C, 1906.0 as amended, 1907.0, and 1908.0.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If Section the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

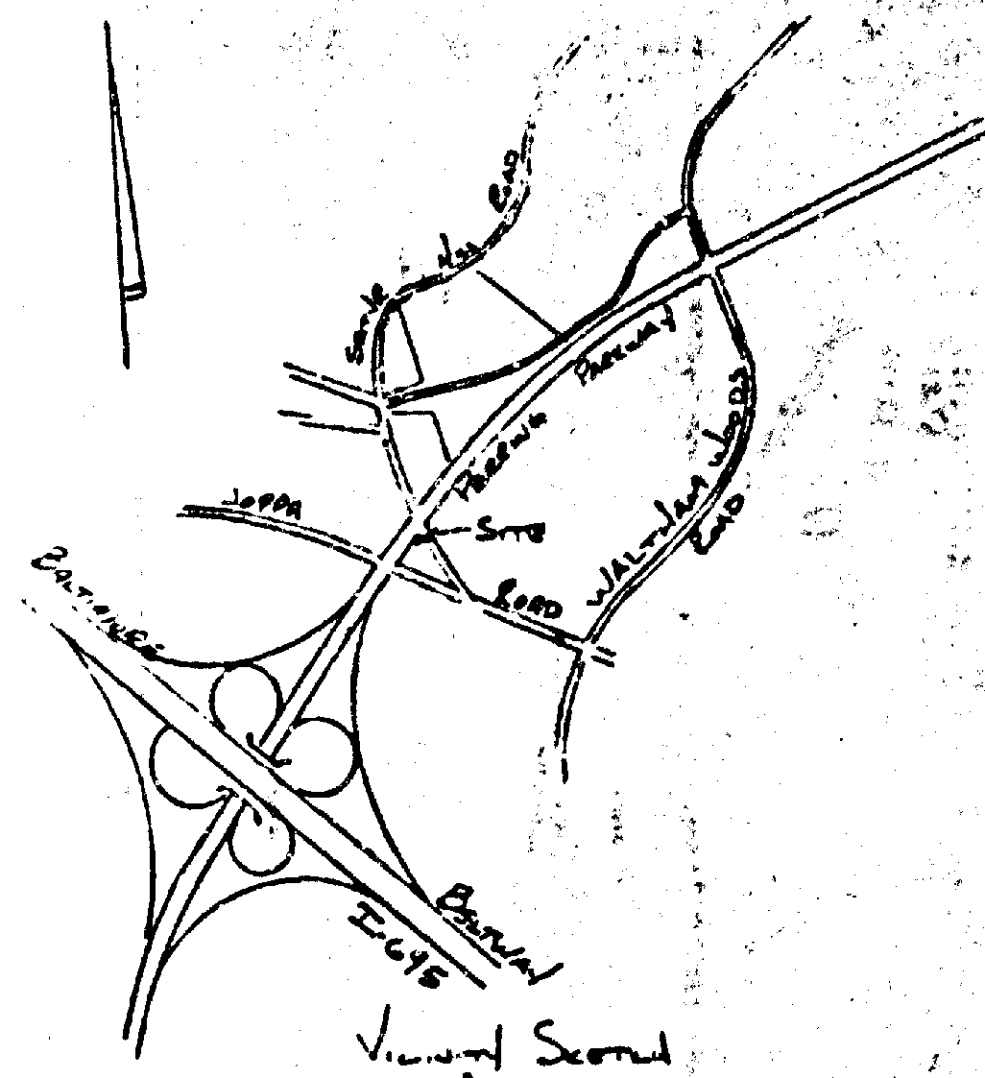
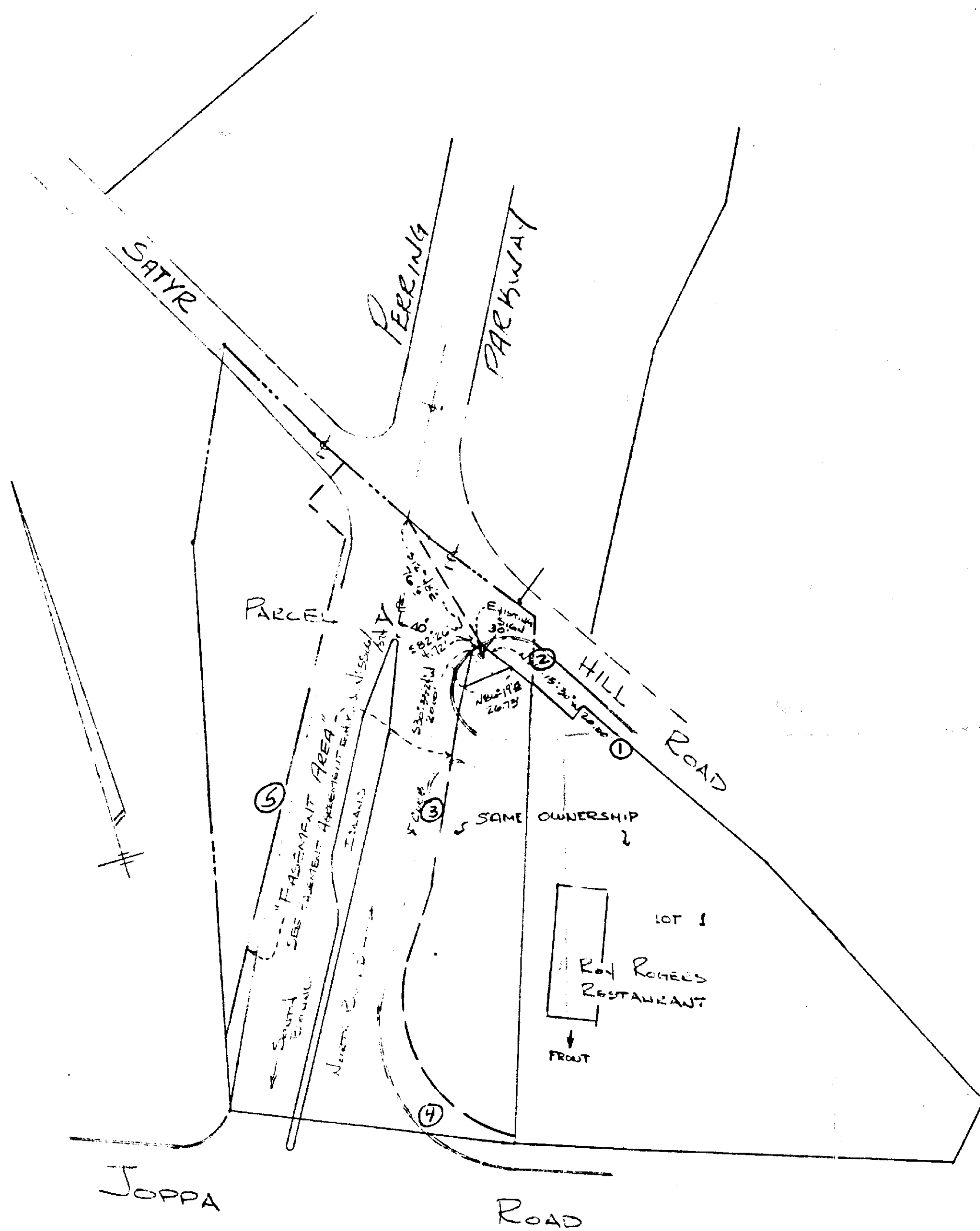
[Signature]
By: C. E. Burbaum, Chief
Building Plans Review

L/22/85





HAUD - PAINTED
CUSTOM BUILT SIGN
NO SCALE
3 SIDED SIGN 2'x2'
TOTAL SQUARE FEET 12'



NOTE: NO COMMERCIAL BUILDINGS
WITHIN 100' OF SIDE
PROPERTY LINES.

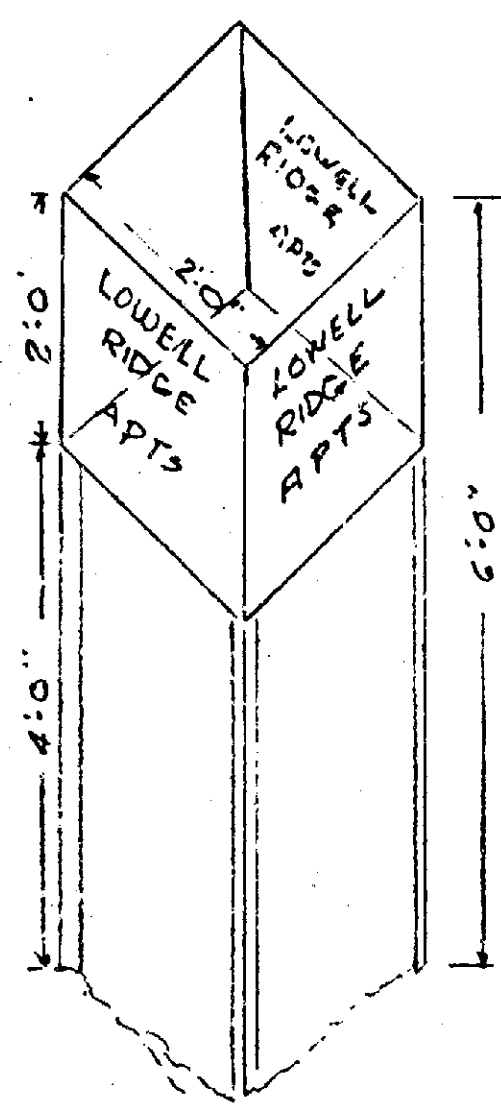
**PETITIONER'S
EXHIBIT 2**

ZONING PLAT
FOR SPECIAL EXCEPTION
d VARIANCES 413.3 C & d
30' x 40' IN LIEU OF Required 40' from E STREET
110' FRONT SETBACK LINE
LOCATED IN
9TH ELECTION DISTRICT BALTO. CO., MD.
EXISTING ZONING B4 - CSA

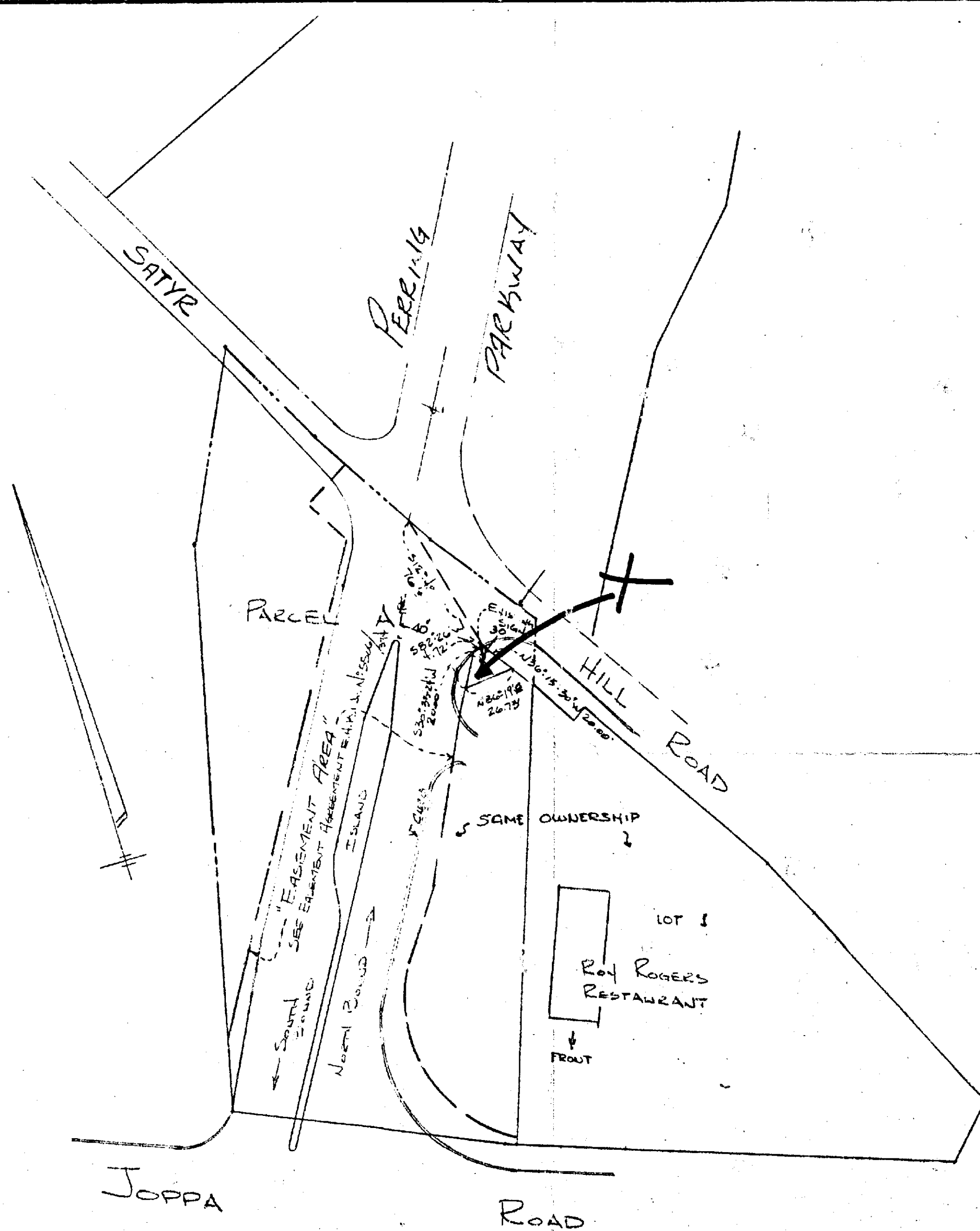


SCALE 1"=50' OCTOBER 29, 1985

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204



HAIR, PAINTED
CUSTOM BUILT SIGN
NO SCALE
3 SIDED SIGN 2'x2'
TOTAL SQUARE FEET 12

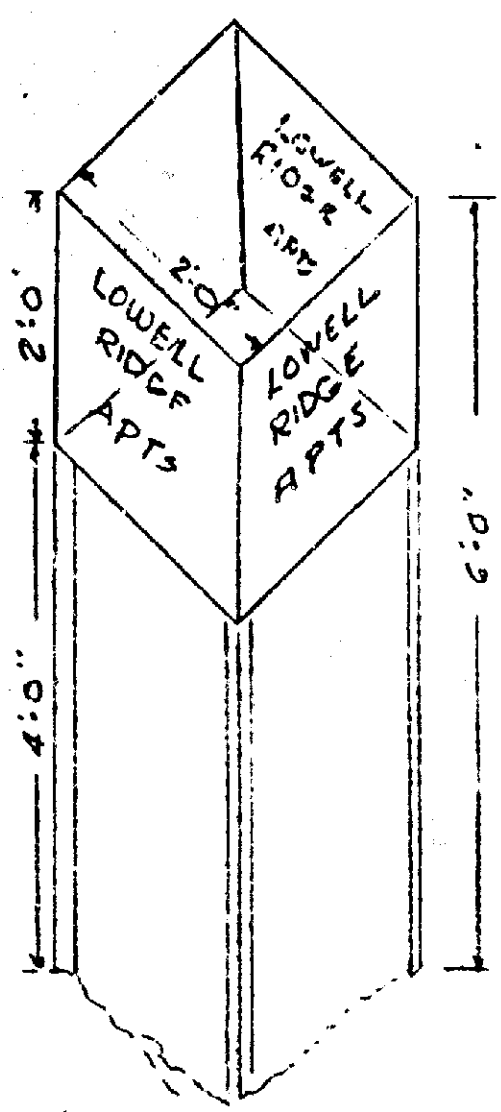
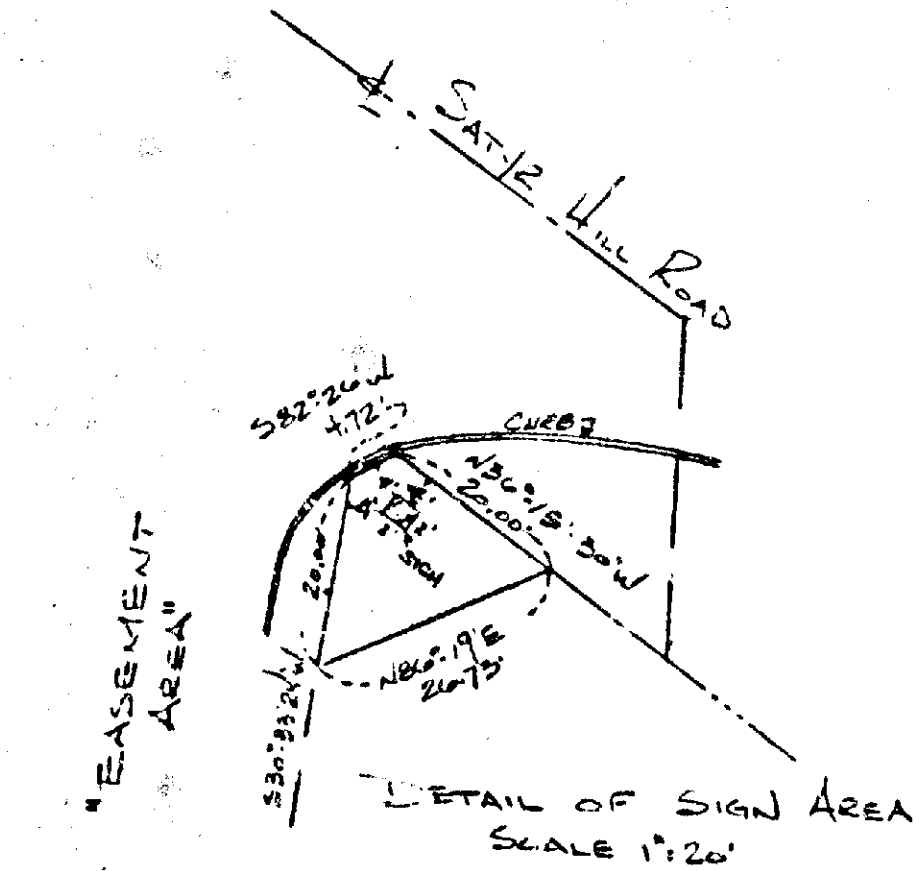


184

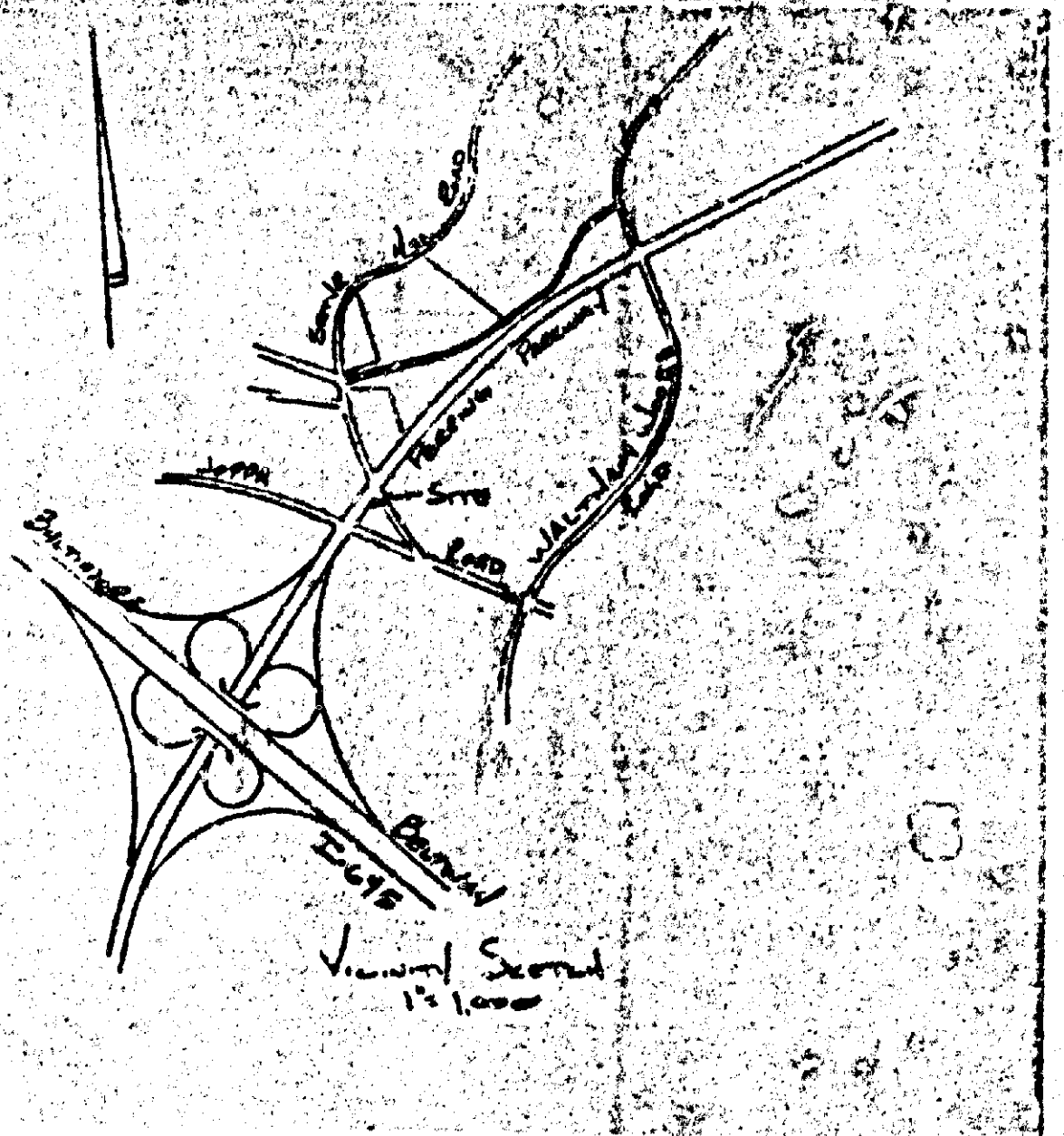
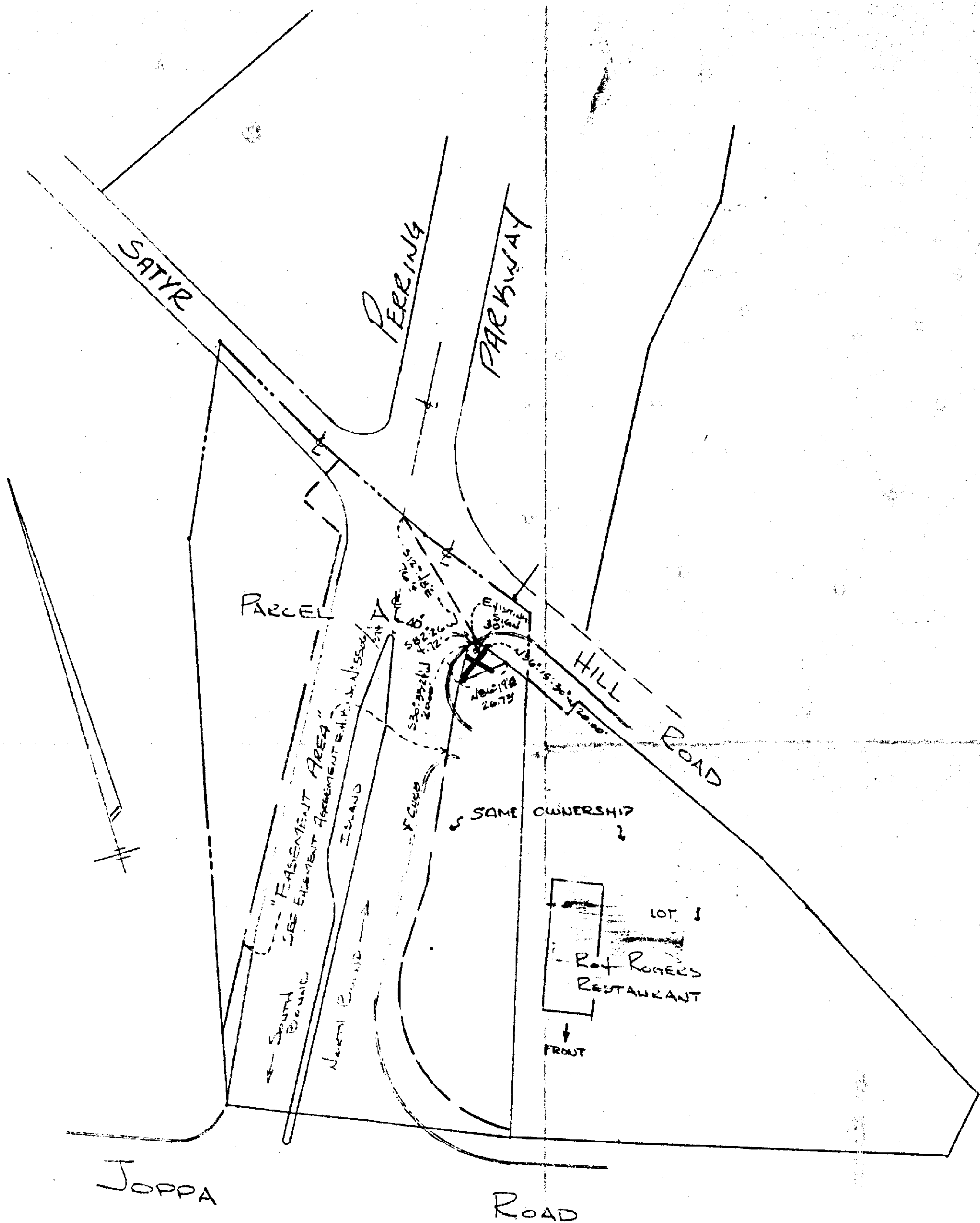
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 FOR SPECIAL EXCEPTION
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 LOCATED N
 9TH ELECTION DISTRICT BALTO. CO., MD.
 EXISTING ZONING AL - CSA

SCALE 1"=50' OCTOBER 29, 1985

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204



HAND-PRINTED
CUSTOM BUILT SIGN
NO SCALE
3 SIDED SIGN 2'x2'
TOTAL SQUARE FEET 12'

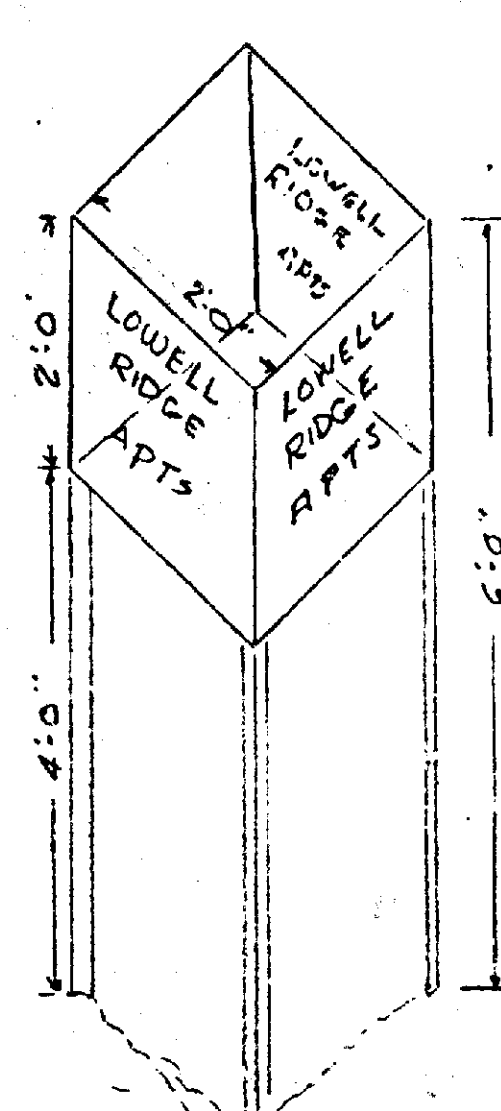
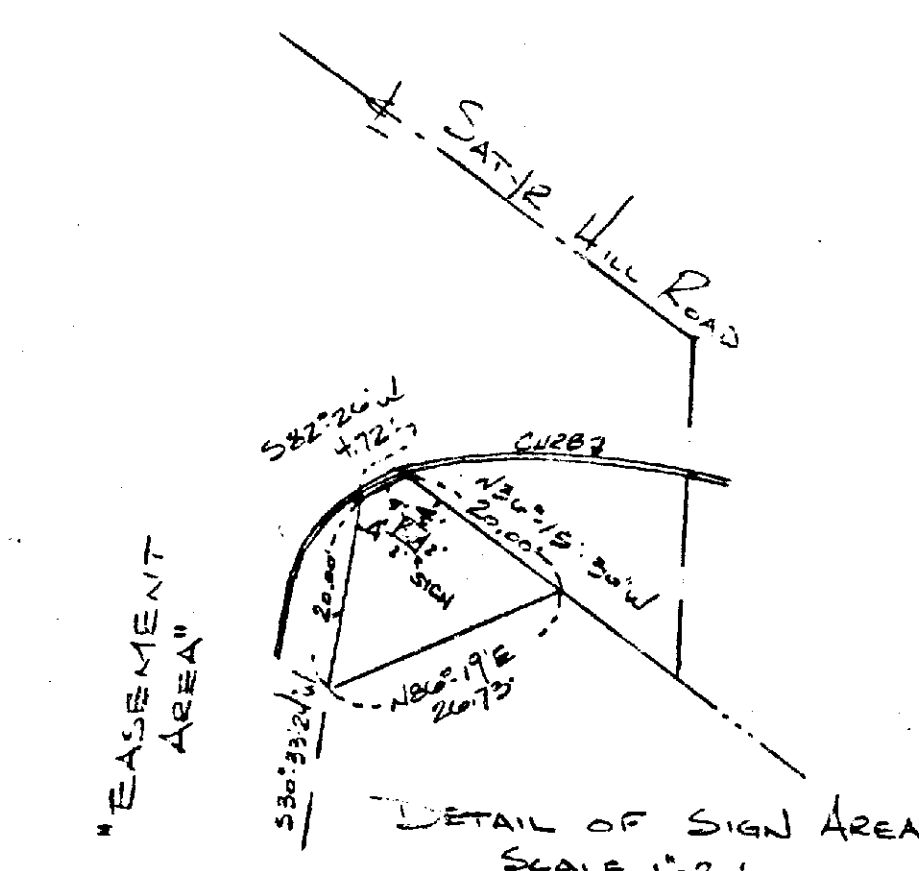


NOTE: NO COMMERCIAL BUILDINGS
WITHIN 100' OF SIDE
PROPERTY LINES.

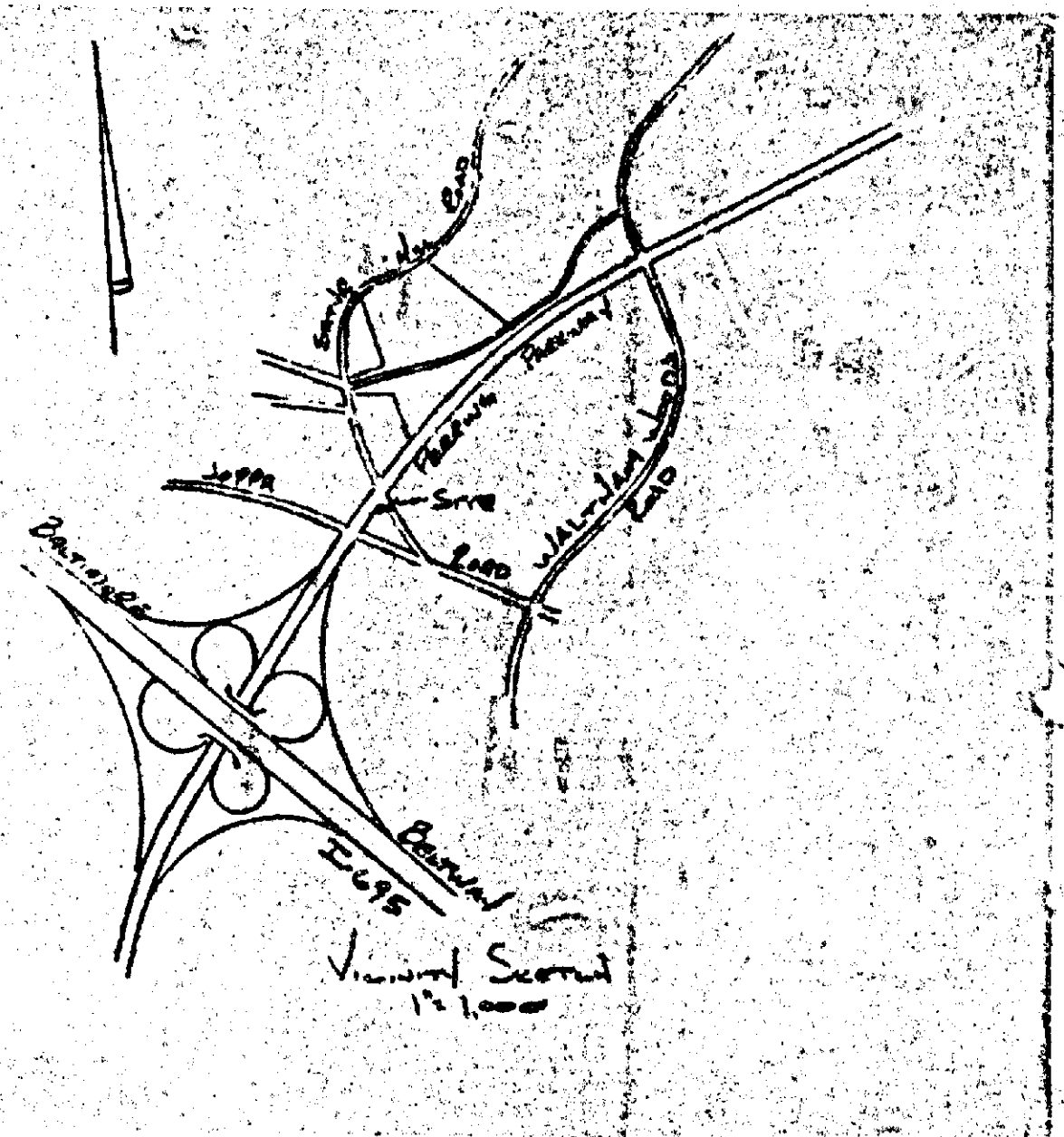
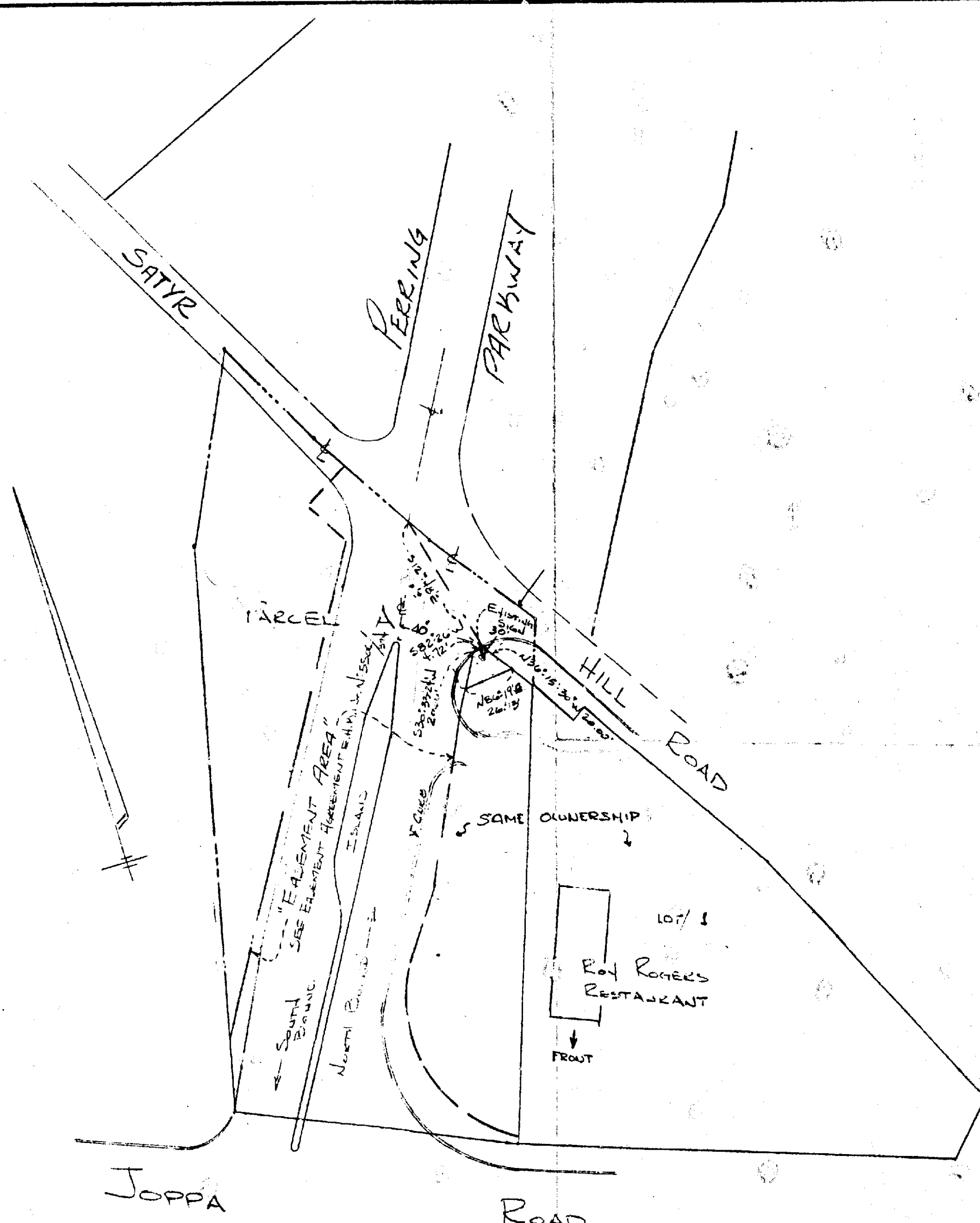
Revised Plan

ZONING PLAT 12/10/85
FOR SPECIAL EXCEPTION #114
VARIANCES 413.3 c & d
30' & 40' IN LIEU OF REQUIRED 40' FROM & STREETS
10' FRONT SETBACK LINE
LOCATED IN
9TH ELECTION DISTRICT BALTO. CO. MD.
EXISTING ZONING BL-CSE

SCALE 1"=50' OCTOBER 29, 1985
GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204



HAND-PRINTED
CUSTOM BUILT SIGN
NO SCALE
3 SIDED SIGN 2'x2'
TOTAL SQUARE FEET 12'



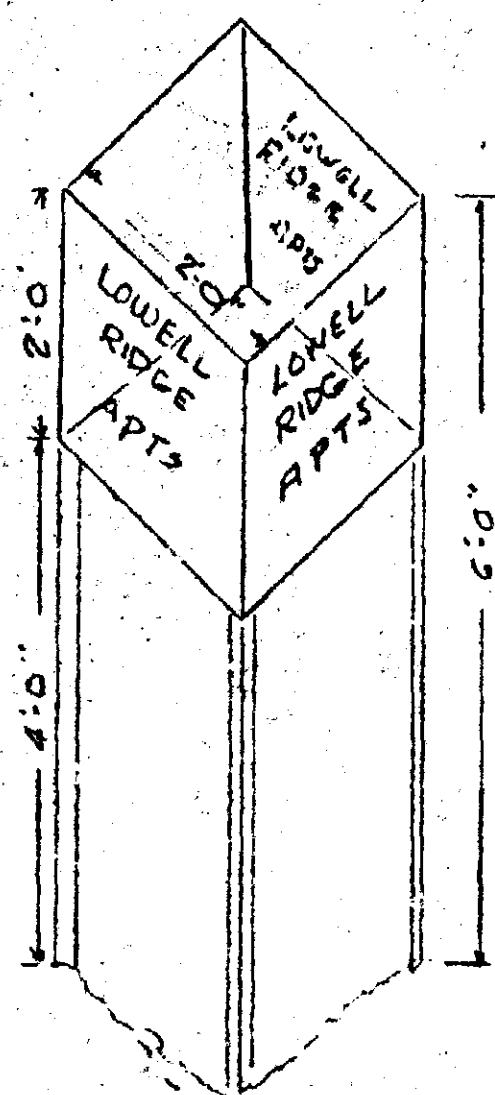
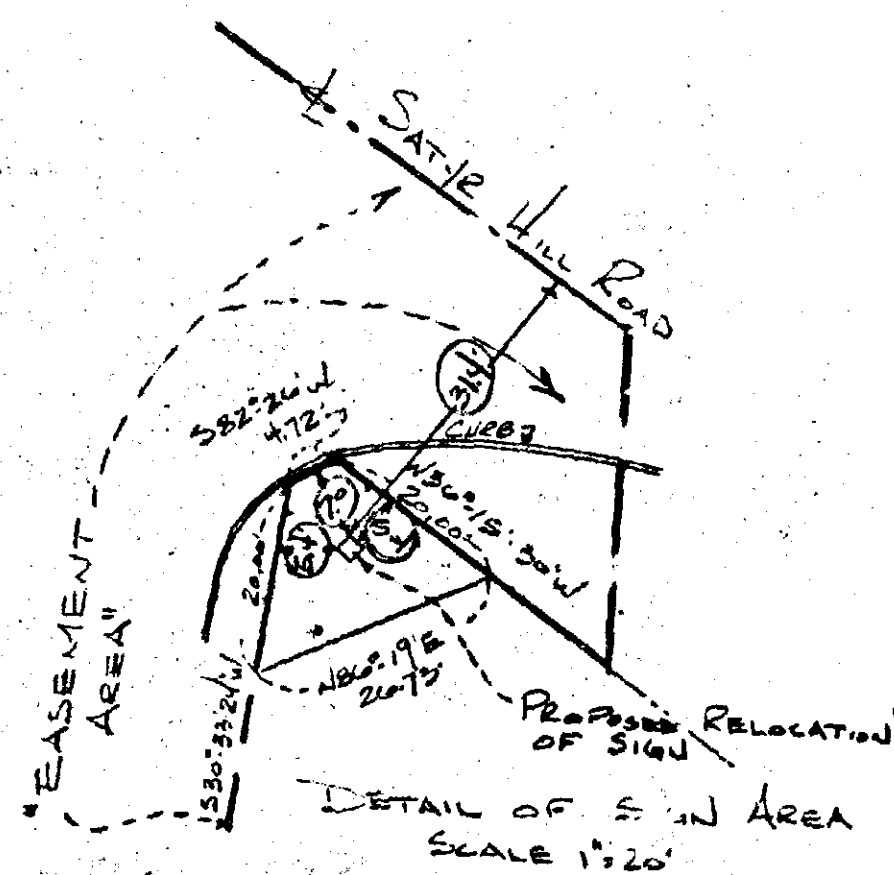
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Revised Plan

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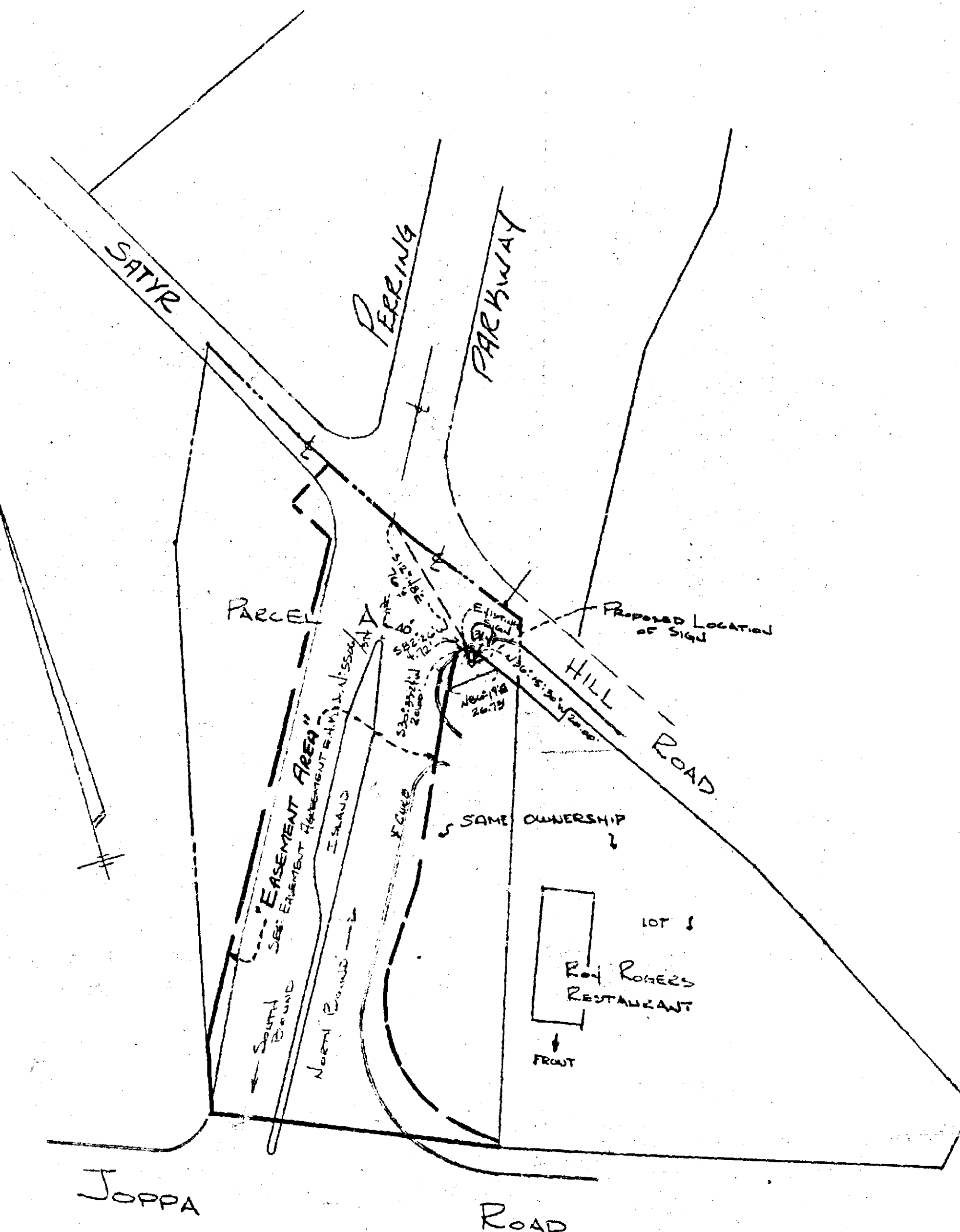
SCALE 1"=50' OCTOBER 29, 1985
GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204

PETITIONER'S
EXHIBIT 1

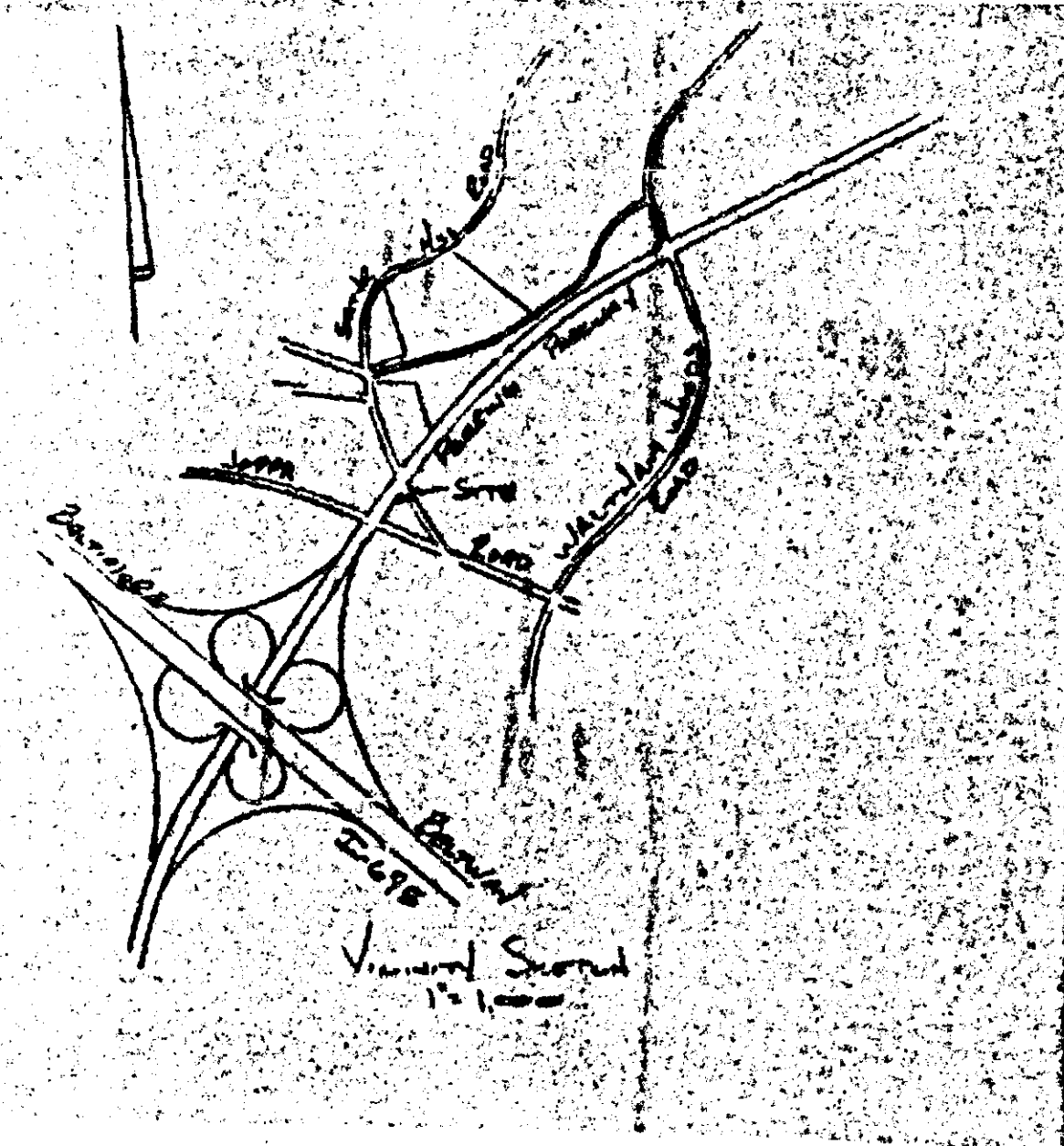


HAND-PRINTED
CUSTOM BUILT SIGN
NO SCALE

3 SIDED SIGN 2'x2'
TOTAL SQUARE FEET 12'



- MARCH 14, 1986 REVISIONS
- 1) CLARIFY "EASEMENT AREA" LINES
 - 2) RELOCATE SIGN AS REQUESTED BY OFFICE OF THE ZONING COMMISSIONER



NOTE: NO COMMERCIAL BUILDINGS
WITHIN 100' OF SIDE
PROPERTY LINES.

ZONING PLAT
FOR SPECIAL EXCEPTION
& VARIANCES 413.3 C & d
30' & 40' IN LIEU OF REQUIRED 40' FROM & STREETS
& 10' FRONT SETBACK LINE

LOCATED IN
9TH ELECTION DISTRICT BALTO. CO. MD.
EXISTING ZONING 32-CSF

Revised August 1986
Revised Dec. 16, 1985
SCALE 1"=50' OCTOBER 29, 1985

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204

291
Case No. 86-285-A XA

1. Variance from section 413.3.c and 232.1 to permit a front yard setback of 4 ft. from the property line in lieu of the required 10 ft. (front on Perring Parkway).
2. Variance from section 413.3.c and section 232.1 to permit a front yard setback of 4 ft. from the property line in lieu of the required 10 ft. and 30 ft. from the center line in lieu of the required 40 ft. (fronting on Satyr Hill).
3. Variance from section 413.3.d to permit a setback of 4 ft. in lieu of the required 50 ft. from the intersection.

CASE No. 86-291-XA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
12th day of December, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner The Berkshire Corporation Received by: James E. Dyer
Petitioner's Attorney John B. Howard, Esquire Chairman, Zoning/Plans Advisory Committee



The Alliance of Baltimore County Community Councils, Inc.

January, 1986

Mrs. Mary Ginn
606 Horncrest Rd.
Towson, MD 21204
Mrs. KC Turner
618 W. Chesapeake Ave.
Towson, MD 21204

TO: Mary Ginn and KC Turner

I, hereby, ask you, as representatives of ABCs - the Alliance of Baltimore County Community Councils, Inc. - to continue to be present at Baltimore County Zoning Hearings.

As stated many times at its monthly meetings, ABCs opposes any variances of Baltimore County's signing code.

Thank you.

Mary B. Basso

Mary Basso, President, ABCs

86-1623
Case file

February 24, 1986

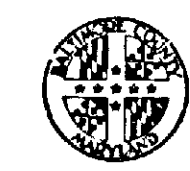
Arnold Jablon
Zoning Hearings RM 186
County Office Building
Towson, MD 21204

Dear Sir:

We oppose the variances petitioned for by the Berkshire Corp., case #86-291-XA item #184 and case #86-285-A item #183. We feel the proximity of these signs to the highly traveled intersection of Perring Parkway and Satyr Hill Road would pose an unnecessary traffic hazard. In addition to limiting vision, we feel the increased sign dimensions would create an unwanted and unneeded eyesore in our community.

I am unable to attend the weekday hearing because of my job, but I would like a copy of the Board's findings on these matters.

Respectfully,
T.W. Chenoweth
T.W. Chenoweth
9221 Smith Ave.
Baltimore, MD 21234
Chairman Planning and Zoning
Cub Hill Civic Organization



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JANG
DEPUTY ZONING COMMISSIONER

December 23, 1985

Robert A. Hoffman, Esquire
Cook, Howard, Downes & Tracy
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

RE: Your letter of December 1, 1985
Item Nos: 183 and 184

Dear Mr. Hoffman:

As you know, I was able to place a hold on the above-referenced zoning petition requests. However, you may not be aware that permanent case numbers have been assigned and will be used in the future when the cases are rescheduled; i.e., Item No. 183 has been assigned Case No. 86-285-A and Item No. 184 has been assigned Case No. 86-291-XA.

Since you do file many petitions with this office during the course of the year, I am sure that you appreciate Mr. Jablon's attempts to speed up the petition process. To this end, he has initiated several changes, most of which you are familiar with. However, on the chance that you may not be aware of some of the changes, I have taken this opportunity to list them for your edification. They are as follows:

FILING AND PROCESSING OF PETITIONS

Petitions can no longer be mailed or dropped off at the Zoning Office. Appointments must be made with Zoning Office personnel who will review the petition and content; i.e., number of signed and completed petitions, number of plats, descriptions, etc. Accuracy will, for the most part, be the responsibility of the petitioner, his engineer or his attorney.

Plans will be distributed to the Zoning Plans Advisory Committee (ZPAC) for comment. However, most petitions will not be withheld from the requested hearing due to comments requesting said plan revision or for lack of response from ZPAC members.

Plans may be amended at anytime after the hearing is scheduled or after the actual hearing, subject to approval by the Zoning

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

December 17, 1985

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICK, JR.
HENRY B. PECK, JR.
HERBERT N. O'CONNOR, III
THOMAS L. WOODSON
C. CAREY DEELEY, JR.
GEORGE K. REYNOLDS, III
LAWRENCE L. HOOPER, JR.
H. KING HILL, III
ROBERT A. HOFFMAN
DEBORAH C. DOPPIN
CYNTHIA M. SMITH
KATHLEEN M. GALLAGHY
KEVIN H. SMITH
H. BAHRITT PETERSON, JR.

James Dyer, Zoning Supervisor
County Office Building, First Floor
Towson, Maryland 21204

RE: Petitions for Special Exception
Petitions for Variance
Items No.: 183 and 184

Dear Mr. Dyer:

As I indicated by phone this morning, the above referenced Petitions, which were filed simultaneously with the Zoning Office should be consolidated and heard by the Zoning Commissioner or Deputy Zoning Commissioner.

I apologize for any inconvenience this may cause in rescheduling the hearing.

Yours truly,
Robert A. Hoffman
Robert A. Hoffman

RAH/jhr
cc: John B. Howard, Esquire

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-285-A, 86-291-XA, 86-326-A, 86-329-Sph
86-330-XA, 86-331-A, 86-332-A and 86-333-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slm

Norman E. Gerber
Norman E. Gerber, AICP
Director

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 7, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 184 - Case No. 86-291-XA
Petitioner - The Berkshire Corporation
Special Exception and Variance
Petitions

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204



Maryland Department of Transportation
State Highway Administration

William K. Hoffmann
Secretary
Hal Kassoff
Administrator

December 2, 1985

RE: Baltimore County
Item No. 184
Property Owner: The
Berkshire Corp.
(Roy Rogers)
Location: SE/Corner
Perring Parkway (Rte
41) and Satyr Hill Rd.
Existing Zoning
B.L.
Proposed Zoning:
Spec. Exception for an
outdoor advertising
sign with three sides
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under section 413.3 and
Variances for setbacks
Acres: 260 sq. ft.
District 9th Election

Dear Mr. Dyer:

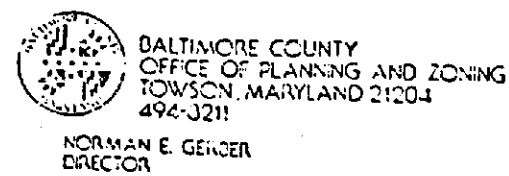
On review of the submittal for Special Exception, the site plan has been forwarded to the S.H.A. Beautification Section, C/O Morris Stein (659-1642) for all comments relative to zoning.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:ea
cc: J. Ogle
M. Stein w/att.

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 800-401 D.C. Metro - 1-800-502-5002 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

FEBRUARY 4, 1986

Re: Zoning Advisory Meeting of NOVEMBER 26, 1985
Item # 184
Property Owner: THE BERKSHIRE CORP.
(ROY ROGERS)
SE/C PERRING PARKWAY AND SATYR
HILL RD.

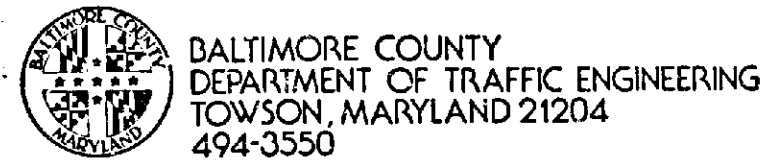
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ Forward by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [unclear].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [unclear].
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

CC: James Howell

Eugene A. Boher
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 26, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

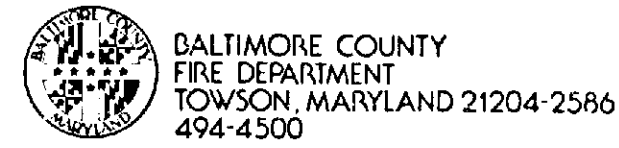
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 182, 183, 184, 186, 187, 188, and 189.

Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld



PAUL H. REINCKE
CHIEF

December 17, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: The Berkshire Corporation (Roy Rogers)

Location: SE corner Perring Parkway & Satyr Hill Road

Item No.: 184 Zoning Agenda: Meeting of Nov. 26, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

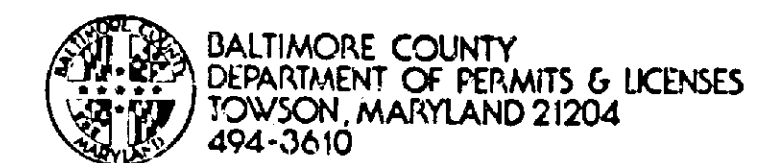
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



December 23, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 184, Zoning Advisory Committee Meeting are as follows:

Property Owner: The Berkshire Corporation (Roy Rogers)
Location: SE/Corner Perring Parkway and Satyr Hill Road
District: 9th.

APPLICABLE ITEMS ARE CIRCLED:

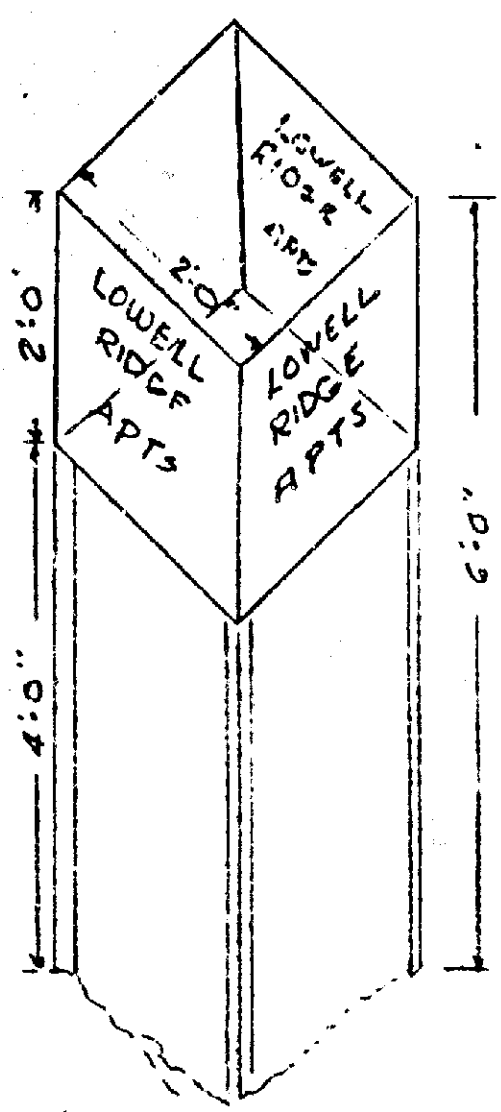
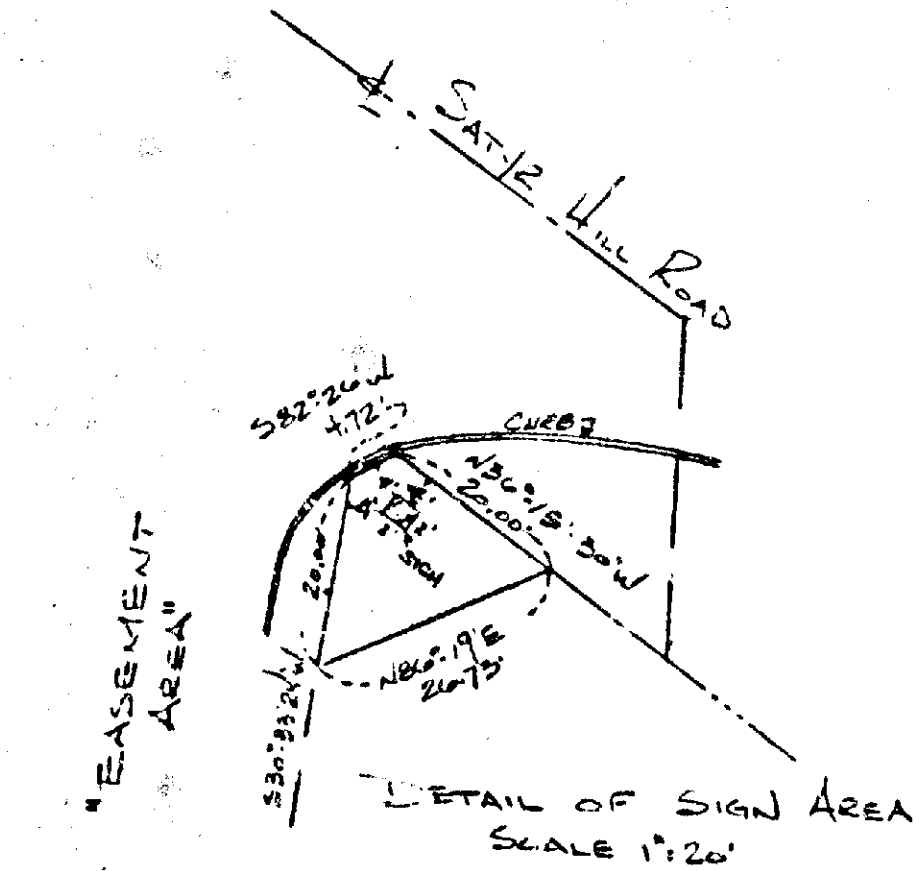
- 1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.B.I. #17-81 - 1980) and other applicable Codes and Standards.
- 2. A building and other miscellaneous permits shall be required before the start of any construction.
- 3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- 4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- 5. All One Group except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. R-4 One Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table L-1, Section L-107, Section L-108.2 and Table L-107. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- 6. The structure does not appear to comply with Table S-55 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table L-1 and S-55 and have your Architect/Engineer contact this department.
- 7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- 8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Group are from Use _____ to Use _____ or to Mixed Uses _____ See Section 312 of the Building Code.
- 9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- 10. Comments: Comply with Article 19, Sections 1901.C, 1906.0 as amended, 1907.0, and 1908.0.
- 11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If Section the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
C. E. Burbaum, Chief
Building Plans Review

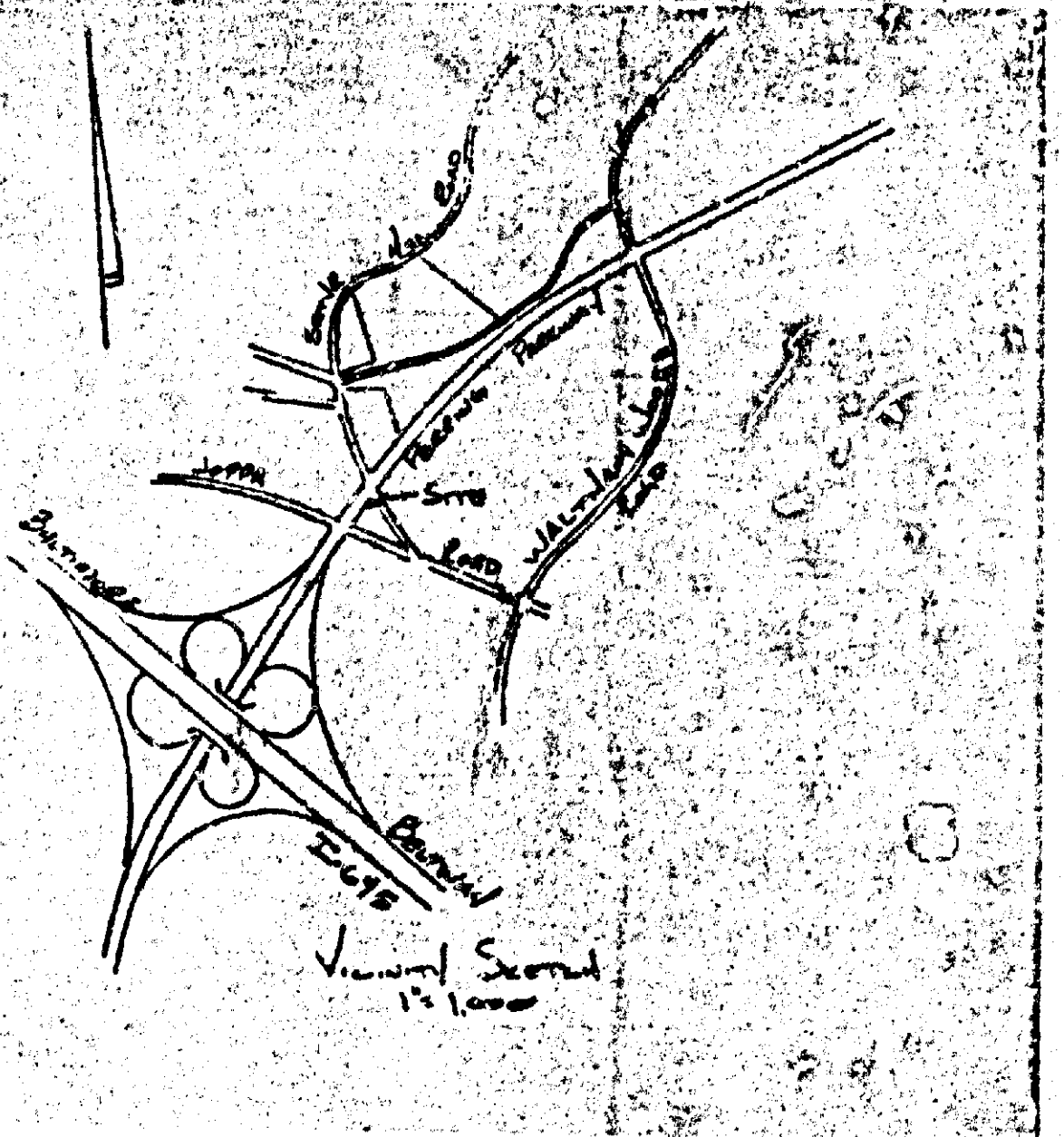
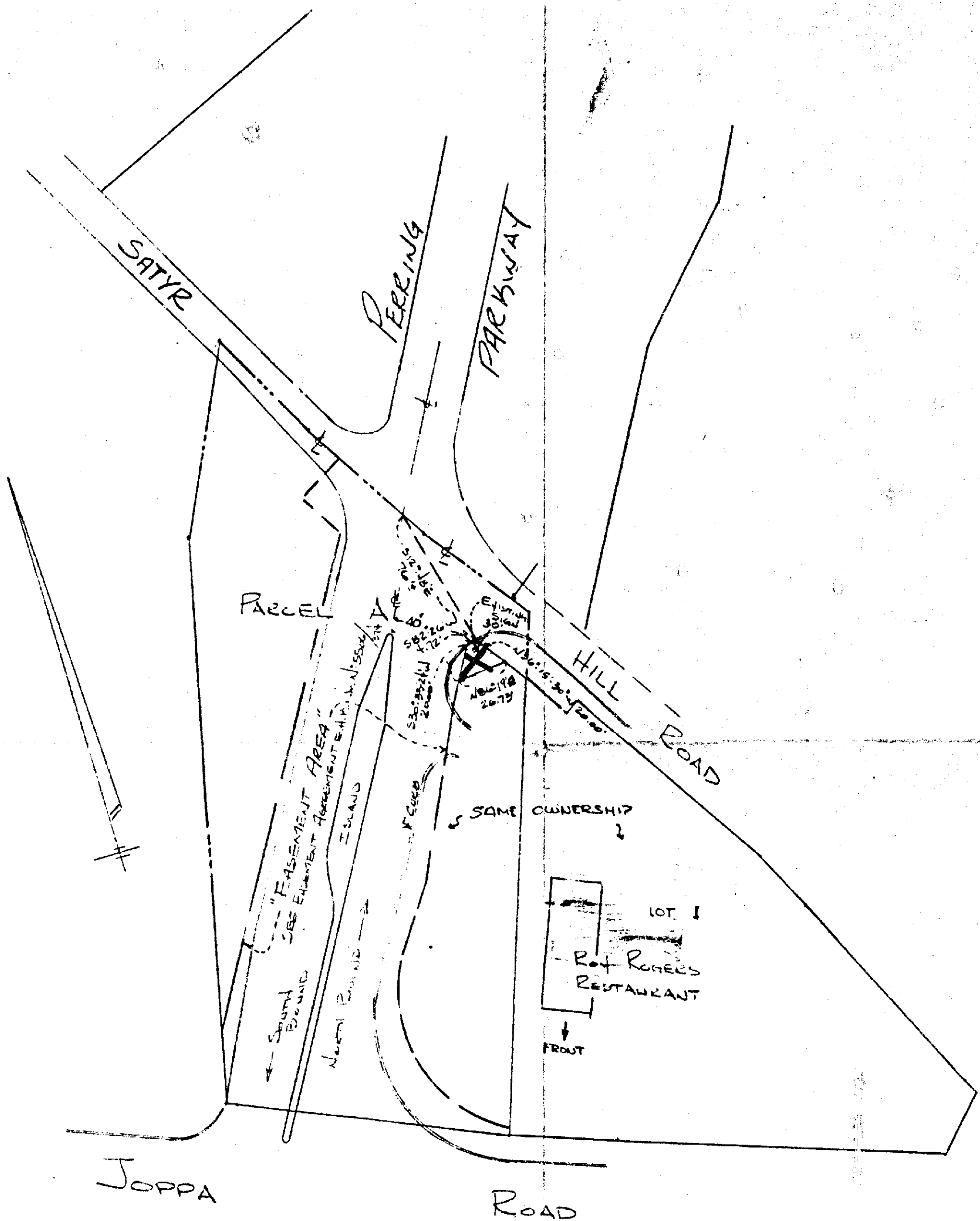
L/22/85



GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204



HAND-PRINTED
CUSTOM BUILT SIGN
NO SCALE
3 SIDED SIGN 2'x2'
TOTAL SQUARE FEET 12'

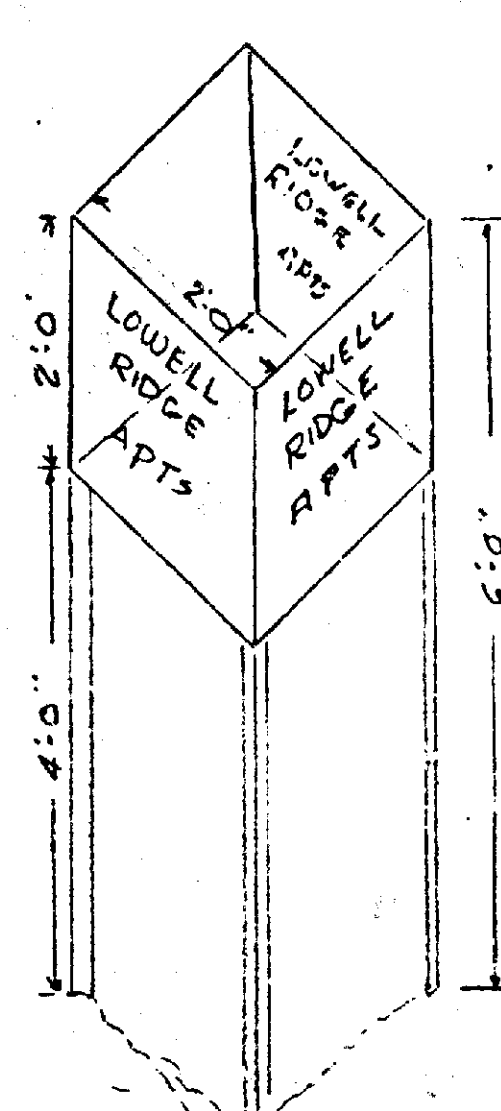
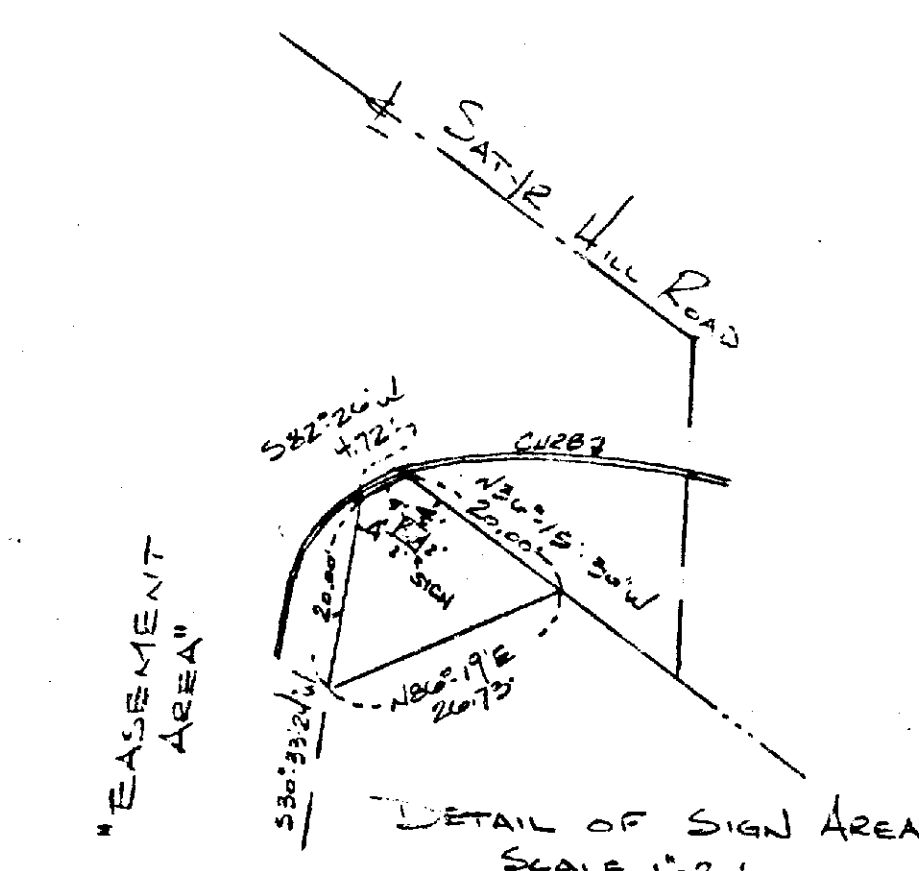


NOTE: NO COMMERCIAL BUILDINGS
WITHIN 100' OF SIDE
PROPERTY LINES.

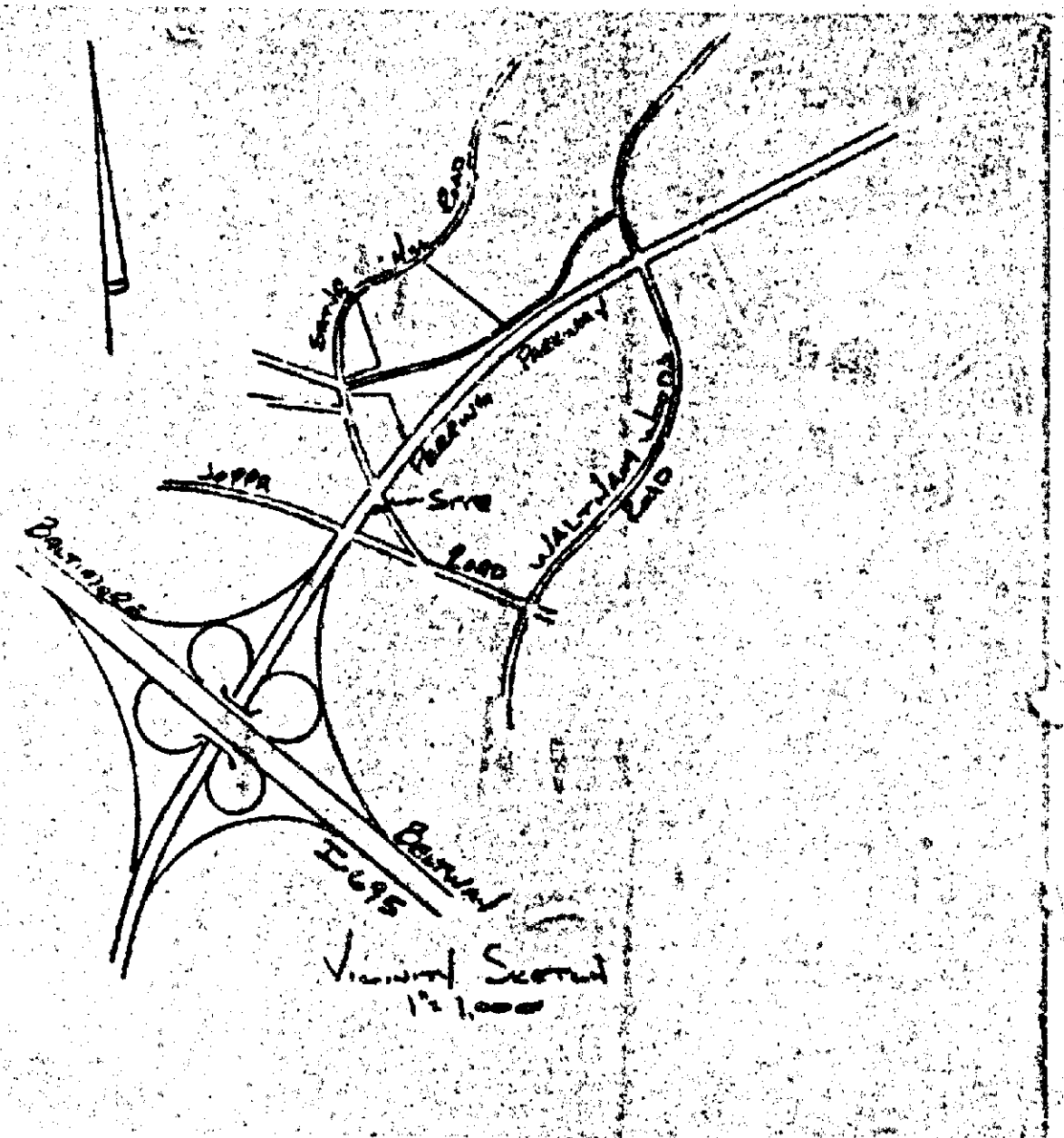
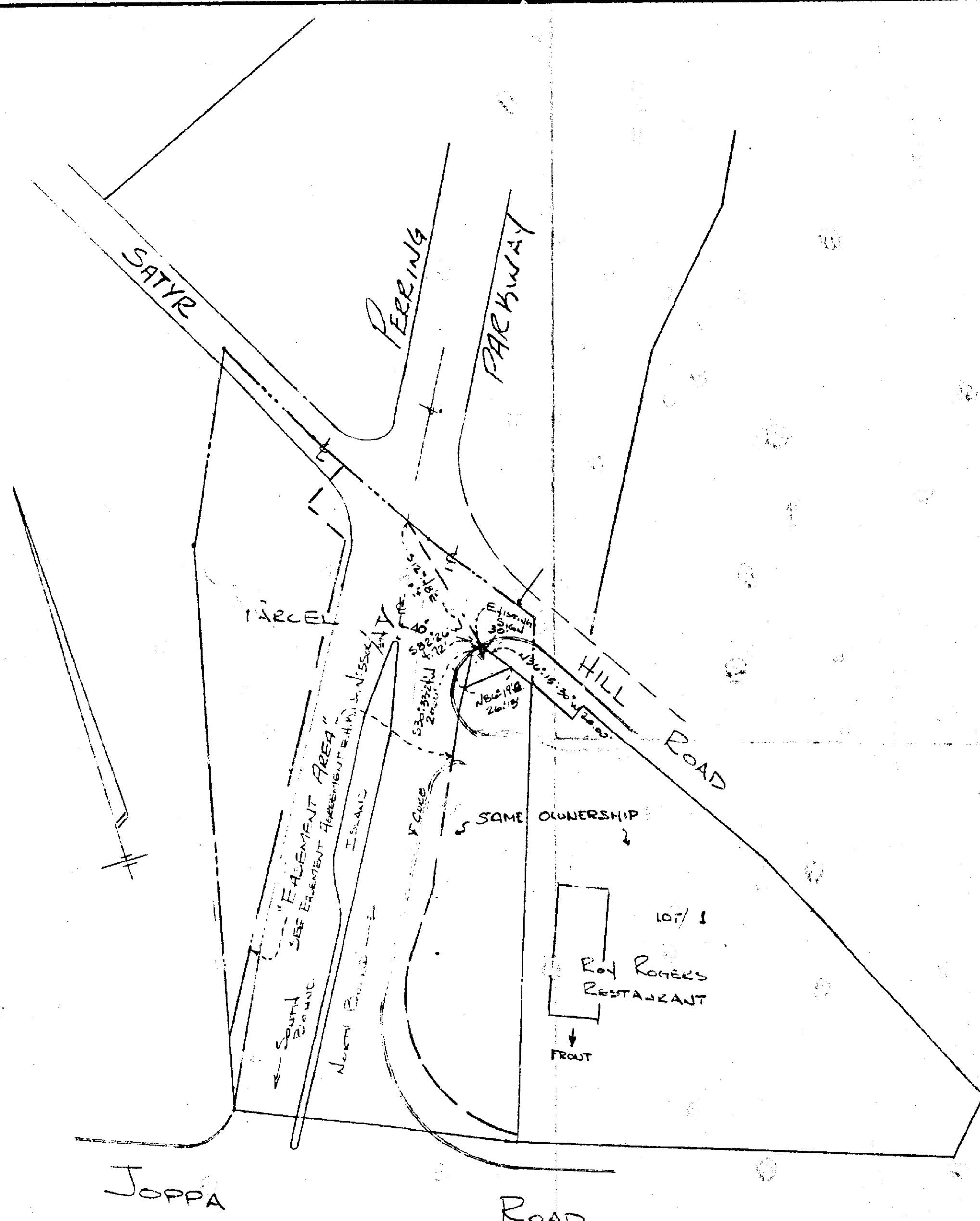
Revised Plan

ZONING PLAT 12/10/85
FOR SPECIAL EXCEPTION #114
4 VARIANCES 413.3 c & d
30' & 40' IN LIEU OF REQUIRED 40' FROM & STREETS
10' FRONT SETBACK LINE
LOCATED IN
9TH ELECTION DISTRICT BALTO. CO. MD.
EXISTING ZONING BL-CSE

SCALE 1"=50' OCTOBER 29, 1985
GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204



HAND-PRINTED
CUSTOM BUILT SIGN
NO SCALE
3 SIDED SIGN 2'x2'
TOTAL SQUARE FEET 12'



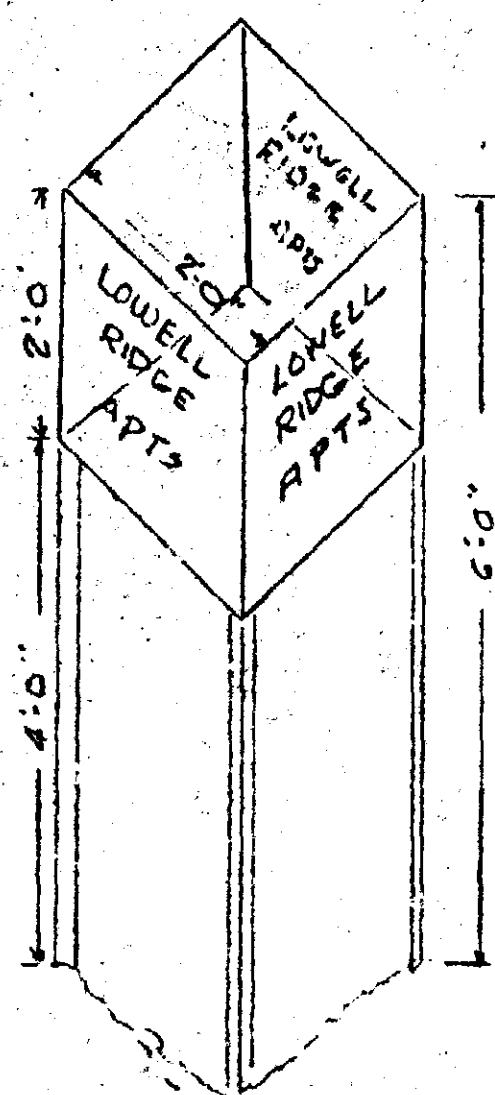
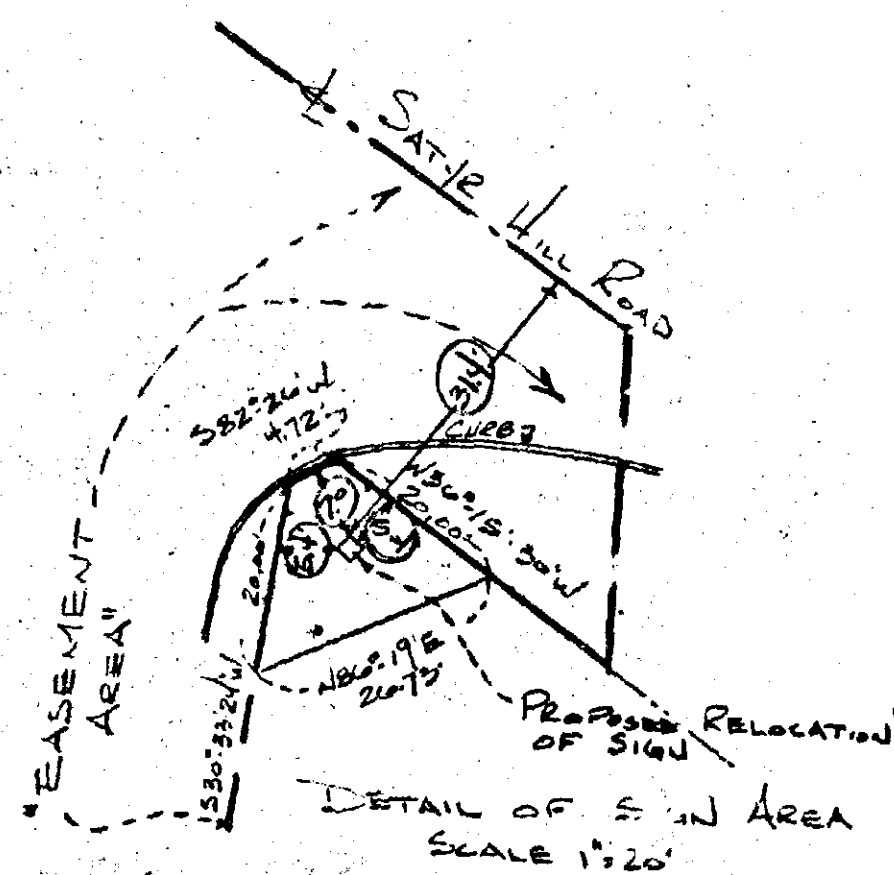
NOTE: NO COMMERCIAL BUILDINGS
WITHIN 100' OF SIDE
PROPERTY LINES.

Revised Plan
12/16/85

ZONING PLAT
FOR SPECIAL EXCEPTION
4 VARIANCES 413.3 c & d
30' & 40' IN LIEU OF REQUIRED 40' FROM & STREETS
10' FRONT SETBACK LINE
LOCATED IN
9TH ELECTION DISTRICT BALTO. CO. MD.
EXISTING ZONING BL-CSE

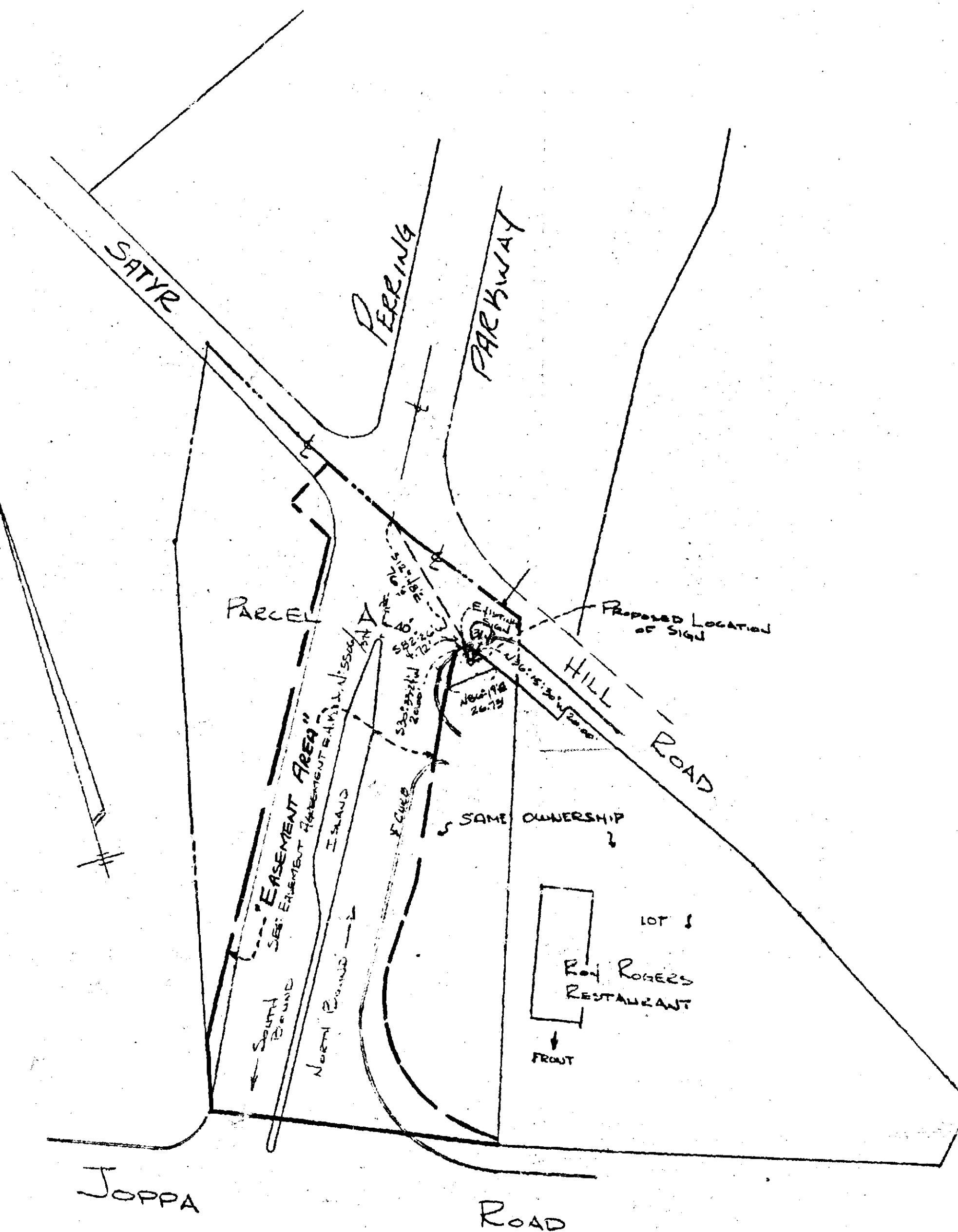
SCALE 1"=50' OCTOBER 29, 1985
GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204

PETITIONER'S
EXHIBIT 1

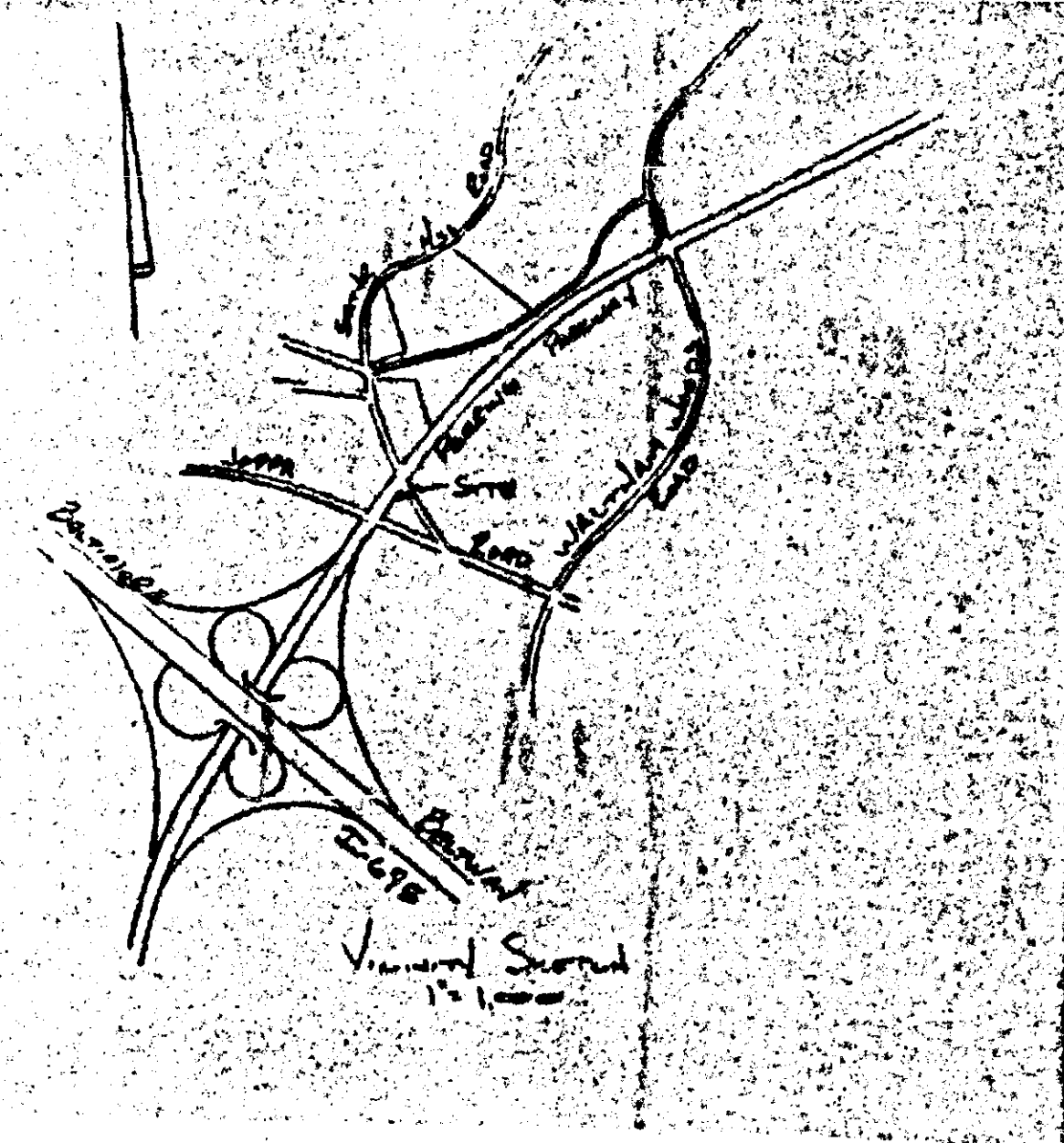


HAND-PRINTED
CUSTOM BUILT SIGN
NO SCALE

3 SIDED SIGN 2'x2'
TOTAL SQUARE FEET 12'



- MARCH 14, 1986 REVISIONS
- 1) CLARIFY "EASEMENT AREA" LINES
 - 2) RELOCATE SIGN AS REQUESTED BY OFFICE OF THE ZONING COMMISSIONER



NOTE: NO COMMERCIAL BUILDINGS
WITHIN 100' OF SIDE
PROPERTY LINES.

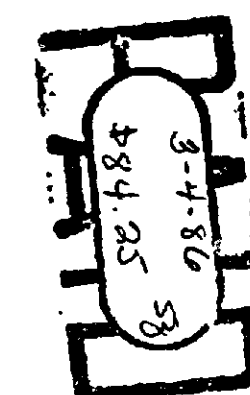
ZONING PLAT
FOR SPECIAL EXCEPTION
& VARIANCES 413.3 C & d
30' & 40' IN LIEU OF REQUIRED 40' FROM & STREETS
& 10' FRONT SETBACK LINE

LOCATED IN
9TH ELECTION DISTRICT BALTO. CO. MD.
EXISTING ZONING 32-CSF

Revised August 1986
Revised Dec. 16, 1985
SCALE 1"=50' OCTOBER 29, 1985

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204

MAP NE 102D
3C
E.D. 9
DATE 4/15/86
200
1000
DP



86-291-XA
184

86-291-XA
184

86-291-XA
184

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.3.c. (fronting on Perring Parkway); a front yard setback of 4 ft. in lieu of the required 10 ft. (fronting on Perring Parkway); a front yard setback of 4 ft. and 30 ft. from the center line of 10 ft. and 40 ft. respectively and a side yard setback of 4 ft. in lieu of the required 10 ft. (fronting on Satyr Hill Road) and Section 413.3.d. to permit a setback of 4 ft. in lieu of the required 50 ft. from the intersection.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) **

** to be determined at hearing

MAP NE 102D
3C
E.D. 9
DATE 4/15/86
200
1000
DP

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Petitioner:
The Berkshire Corporation
(Type or Print Name)
Signature By: Dennis J. Gray
Suite 204, The Gatehouse at North Park
Cockeysville, Maryland 21030
City and State

Lessee:
Roy Rogers
(Type or Print Name)
Signature: Roy Rogers
(Type or Print Name)

Attorney for Petitioner:
John B. Howard
(Type or Print Name)
Signature: John B. Howard
1952 E. Joppa Road
Baltimore, Maryland 21234
City and State

Name, address and phone number of legal owner, contractor purchaser or representative to be contacted:
John B. Howard
210 Allegheny Avenue
Towson, Maryland 21204
City and State

Attorney's Telephone No.: 823-4111

ORDER RECEIVED FOR FILING
DATE March 14, 1986
BY Barbara A. Hild

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of March, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 28th day of January, 1986, at 1:00 o'clock.

Cal John
Zoning Commissioner of Baltimore County.

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County to use the herein described property for an outdoor advertising sign with three sides of 6 sq. ft. per face under section 413.3 B.C.Z.R.

MAP NE 102D
3C
E.D. 9
DATE 4/15/86
200
1000
DP

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Petitioner:
The Berkshire Corporation
(Type or Print Name)
Signature By: Dennis J. Gray
Suite 204, The Gatehouse at North Park
Cockeysville, Maryland 21030
City and State

Lessee:
Roy Rogers
(Type or Print Name)
Signature: Roy Rogers
(Type or Print Name)

Attorney for Petitioner:
John B. Howard
(Type or Print Name)
Signature: John B. Howard
1952 E. Joppa Road
Baltimore, Maryland 21234
City and State

Name, address and phone number of legal owner, contractor purchaser or representative to be contacted:
John B. Howard
210 Allegheny Avenue
Towson, Maryland 21204
City and State

Attorney's Telephone No.: 823-4111

ORDER RECEIVED FOR FILING
DATE March 14, 1986
BY Barbara A. Hild

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of March, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 28th day of January, 1986, at 1:00 o'clock.

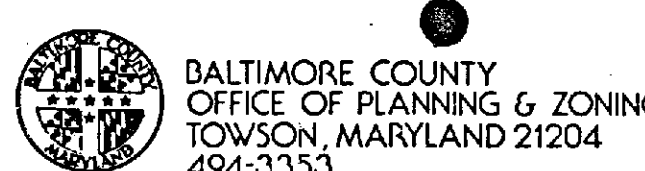
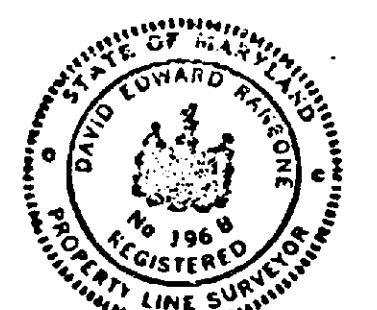
Cal John
Zoning Commissioner of Baltimore County.

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

ZONING DESCRIPTION

All that piece or parcel of land situate, lying and being in the 9th Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the east side of Perring Parkway distant south 12 degrees 48 minutes east 76 feet from the intersection of the center line of Perring Parkway with the center line of Satyr Hill Road and running thence with the four following courses and distances viz: south 82 degrees 26 minutes west 4.72 feet, south 30 degrees 33 minutes 24 seconds west 20.00 feet north 86 degrees 19 minutes east 26.73 feet, and north 36 degrees 15 minutes 30 seconds west 20.00 feet to the place of beginning.



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 14, 1986

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: PETITION SPECIAL EXCEPTION
AND VARIANCE
SE corner of Perring Parkway
and Satyr Hill Road -
9th Election District
The Berkshire Corporation,
Petitioner
Case No. 86-291-XA

Dear Mr. Howard:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjg

Attachments

cc: People's Counsel

Ms. Kay Turner
Alliance of Baltimore County
Community Councils, Inc.
618 W. Chesapeake Avenue
Towson, MD 21204

ORDER RECEIVED FOR FILING
DATE March 14, 1986
BY Barbara A. Hild

IN RE: PETITION SPECIAL EXCEPTION AND VARIANCE
SE corner of Perring Parkway and Satyr Hill Road -
9th Election District
The Berkshire Corporation,
Petitioner
Case No. 86-291-XA

The Petitioner herein requests a special exception for an outdoor advertising sign with 3 sides of 6 square feet per face and variances to permit a front and side yard setback of 4 feet in lieu of the required 10 feet (fronting on Perring Parkway), a front yard setback of 4 feet and 30 feet from the centerline in lieu of 10 feet and 40 feet and a side yard setback of 4 feet in lieu of the required 10 feet (fronting on Satyr Hill Road), and a setback of 4 feet in lieu of the required 50 feet from the intersection for the construction of an identification sign as located and depicted on the plan prepared by Gerhold, Cross & Etzel dated October 29, 1985 and marked Petitioner's Exhibit 1.

Testimony by and on behalf of the Petitioner indicated that the Lowell Ridge Apartments were constructed years ago so as to be visually secluded. Some time later, the sign illustrated on Petitioner's Exhibit 1; a sign adjacent to Perring Parkway, the subject of Case No. 86-285-A; and an entrance sign were installed. The two former signs were removed in the summer of 1985 when the management firm was informed that they appeared to be in violation of the Baltimore County Zoning Regulations (BCZR) and replaced about six weeks later by provisional permission of the Zoning Commissioner. During that period the number of prospective tenants dropped, persons had to be escorted to the complex and tenants had difficulties receiving deliveries and guests. In the opinion of management the sign requested will assist traffic at a complicated intersection as well as provide identification and direction.

ORDER RECEIVED FOR FILING
DATE March 14, 1986
BY Barbara A. Hild

A representative from the Alliance of Baltimore County Community Councils, Inc. protested sign variances in general, but conceded that she had no specific objections to the subject sign and, indeed, it is difficult to locate the apartments.

Counsel for the Petitioner indicated that property, easement and right-of-way lines in the vicinity of the proposed sign are unusual to say the least. The owner of the property granted an easement for Perring Parkway from Joppa Road to Satyr Hill Road (shown on Petitioner's Exhibit 1). That easement line is irregular but coincides for 4.72 feet with the existing curb line. The variance requested in effect utilizes the easement line to measure the variance from the street right-of-way line under Section 413.3.c BCZR. In the opinion of the Deputy Zoning Commissioner, this method of requesting the variance is within the spirit and intent of the Regulations.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the BCZR would result in practical difficulty or unreasonable hardship upon the Petitioner, the requirements of Section 502.1, BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected, and, therefore, the special exception and variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14th day of March, 1986, that the herein Petitions for Special Exception for an outdoor advertising sign with 3 sides of 6 square feet per face and Variances to permit setbacks of 5.4 feet in lieu of the required 10 feet from the easement line that fronts on Satyr Hill Road, 31.4 feet from the centerline of Satyr Hill Road in lieu of the required 40 feet, 7 feet in lieu of the required 50 feet from the intersection, and 5.4 feet from the easement line that fronts on Perring Parkway for the construction of an identification sign,

ORDER RECEIVED FOR FILING
DATE March 14, 1986
BY Barbara A. Hild

are hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. The sign shall be utilized for identification and directional arrows only.
2. The Petitioner shall submit a revised plan to further identify the easement line and to relocate the sign.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

JMH:bjg

291
Case No. 86-285-A XA

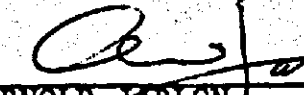
1. Variance from section 413.3.c and 232.1 to permit a front yard setback of 4 ft. from the property line in lieu of the required 10 ft. (front on Perring Parkway).
2. Variance from section 413.3.c and section 232.1 to permit a front yard setback of 4 ft. from the property line in lieu of the required 10 ft. and 30 ft. from the center line in lieu of the required 40 ft. (fronting on Satyr Hill).
3. Variance from section 413.3.d to permit a setback of 4 ft. in lieu of the required 50 ft. from the intersection.

CASE NO. 86-291-XA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
12th day of December, 1985.


ARNOLD JABLON
Zoning Commissioner

Petitioner The Berkshire Corporation Received by: James E. Dyer
Petitioner's Attorney John B. Howard, Esquire Chairman, Zoning/Plans Advisory Committee



The Alliance of Baltimore County Community Councils, Inc.

January, 1986

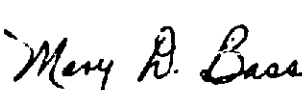
Mrs. Mary Ginn
606 Horncrest Rd.
Towson, MD 21204
Mrs. KC Turner
618 W. Chesapeake Ave.
Towson, MD 21204

TO: Mary Ginn and KC Turner

I, hereby, ask you, as representatives of ABCs - the Alliance of Baltimore County Community Councils, Inc. - to continue to be present at Baltimore County Zoning Hearings.

As stated many times at its monthly meetings, ABCs opposes any variances of Baltimore County's signing code.

Thank you.



Mary Basso, President, ABCs

86-1623
Case file

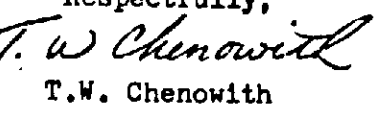
February 24, 1986

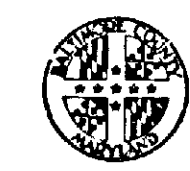
Arnold Jablon
Zoning Hearings RM 186
County Office Building
Towson, MD 21204

Dear Sir:

We oppose the variances petitioned for by the Berkshire Corp., case #86-291-XA item #184 and case #86-285-A item #183. We feel the proximity of these signs to the highly traveled intersection of Perring Parkway and Satyr Hill Road would pose an unnecessary traffic hazard. In addition to limiting vision, we feel the increased sign dimensions would create an unwanted and unneeded eyesore in our community.

I am unable to attend the weekday hearing because of my job, but I would like a copy of the Board's findings on these matters.

Respectfully,

T.W. Chenoweth
9221 Smith Ave.
Baltimore, MD 21234
Chairman Planning and Zoning
Cub Hill Civic Organization



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JANG
DEPUTY ZONING COMMISSIONER

December 23, 1985

Robert A. Hoffman, Esquire
Cook, Howard, Downes & Tracy
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

RE: Your letter of December 1, 1985
Item Nos: 183 and 184

Dear Mr. Hoffman:

As you know, I was able to place a hold on the above-referenced zoning petition requests. However, you may not be aware that permanent case numbers have been assigned and will be used in the future when the cases are rescheduled; i.e., Item No. 183 has been assigned Case No. 86-285-A and Item No. 184 has been assigned Case No. 86-291-XA.

Since you do file many petitions with this office during the course of the year, I am sure that you appreciate Mr. Jablon's attempts to speed up the petition process. To this end, he has initiated several changes, most of which you are familiar with. However, on the chance that you may not be aware of some of the changes, I have taken this opportunity to list them for your edification. They are as follows:

FILING AND PROCESSING OF PETITIONS

Petitions can no longer be mailed or dropped off at the Zoning Office. Appointments must be made with Zoning Office personnel who will review the petition and content; i.e., number of signed and completed petitions, number of plats, descriptions, etc. Accuracy will, for the most part, be the responsibility of the petitioner, his engineer or his attorney.

Plans will be distributed to the Zoning Plans Advisory Committee (ZPAC) for comment. However, most petitions will not be withheld from the requested hearing due to comments requesting said plan revision or for lack of response from ZPAC members.

Plans may be amended at anytime after the hearing is scheduled or after the actual hearing, subject to approval by the Zoning

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

December 17, 1985

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICK, JR.
HENRY B. PECK, JR.
HERBERT N. O'CONNOR, III
THOMAS L. WOODSON
C. CAREY DEELEY, JR.
GEORGE K. REYNOLDS, III
LAWRENCE L. HOOPER, JR.
H. KING HILL, III
ROBERT A. HOFFMAN
DEBORAH C. DOPPIN
CYNTHIA M. SMITH
KATHLEEN M. GALLAGHY
KEVIN H. SMITH
H. BAHRITT PETERSON, JR.

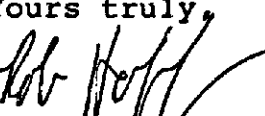
James Dyer, Zoning Supervisor
County Office Building, First Floor
Towson, Maryland 21204

RE: Petitions for Special Exception
Petitions for Variance
Items No.: 183 and 184

Dear Mr. Dyer:

As I indicated by phone this morning, the above referenced Petitions, which were filed simultaneously with the Zoning Office should be consolidated and heard by the Zoning Commissioner or Deputy Zoning Commissioner.

I apologize for any inconvenience this may cause in rescheduling the hearing.

Yours truly,

Robert A. Hoffman

RAH/jhr
cc: John B. Howard, Esquire

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
Date: February 6, 1986

SUBJECT: Zoning Petition No. 86-285-A, 86-291-XA, 86-326-A, 86-329-Sph
86-330-XA, 86-331-A, 86-332-A and 86-333-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slm


Norman E. Gerber, AICP
Director

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 7, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

MEMBERS

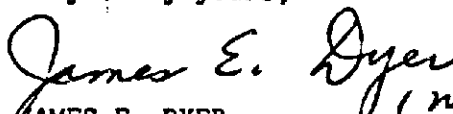
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 184 - Case No. 86-291-XA
Petitioner - The Berkshire Corporation
Special Exception and Variance
Petitions

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204



Maryland Department of Transportation
State Highway Administration

William K. Hoffmann
Secretary
Hal Kassoff
Administrator

December 2, 1985

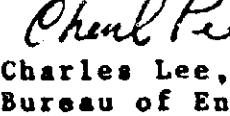
RE: Baltimore County
Item No. 184
Property Owner: The Berkshire Corp.
(Roy Rogers)

Location: SE/Corner
Perring Parkway (Rte 41) and Satyr Hill Rd.
Existing Zoning
B.L.
Proposed Zoning:
Spec. Exception for an outdoor advertising sign with three sides of 6 sq. feet per face under section 413.3 and Variances for setbacks Acres: 260 sq. ft. District 9th Election

Dear Mr. Dyer:

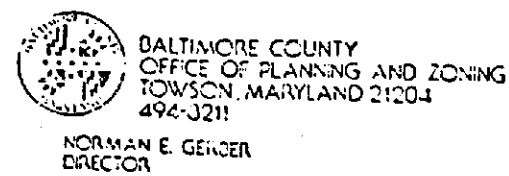
On review of the submittal for Special Exception, the site plan has been forwarded to the S.H.A. Beautification Section, C/O Morris Stein (659-1642) for all comments relative to zoning.

Very truly yours,


Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:ea
cc: J. Ogle
M. Stein w/att.

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 800-401 D.C. Metro - 1-800-502-5002 Statewide Toll Free
P.O. Box 717 / 707 North Calvert Rd., Baltimore, Maryland 21203 - 0717



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

FEBRUARY 4, 1986

Re: Zoning Advisory Meeting of NOVEMBER 26, 1985
Item # 184
Property Owner: THE BERKSHIRE CORP.
(ROY ROGERS)
SE/C PERRING PARKWAY AND SATYR
HILL RD.

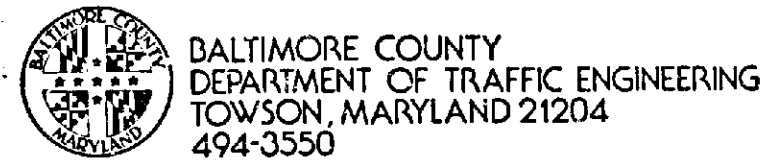
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ Forward by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [redacted].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [redacted].
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: [redacted]

CC: James Howell

Eugene A. Boher
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 26, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

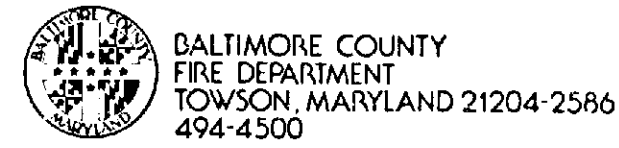
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 182, 183, 184, 186, 187, 188, and 189.

Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld



PAUL H. REINCKE
CHIEF

December 17, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: The Berkshire Corporation (Roy Rogers)

Location: SE corner Perring Parkway & Satyr Hill Road

Item No.: 184 Zoning Agenda: Meeting of Nov. 26, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of [redacted] feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at [redacted]

EXCEEDS the maximum allowed by the Fire Department.

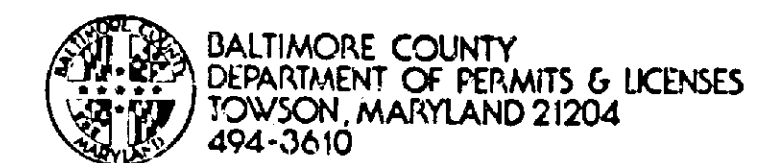
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [redacted] Noted and Approved: [redacted]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



December 23, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 184, Zoning Advisory Committee Meeting are as follows:

Property Owner: The Berkshire Corporation (Roy Rogers)
Location: SE/corner Perring Parkway and Satyr Hill Road
District: 9th.

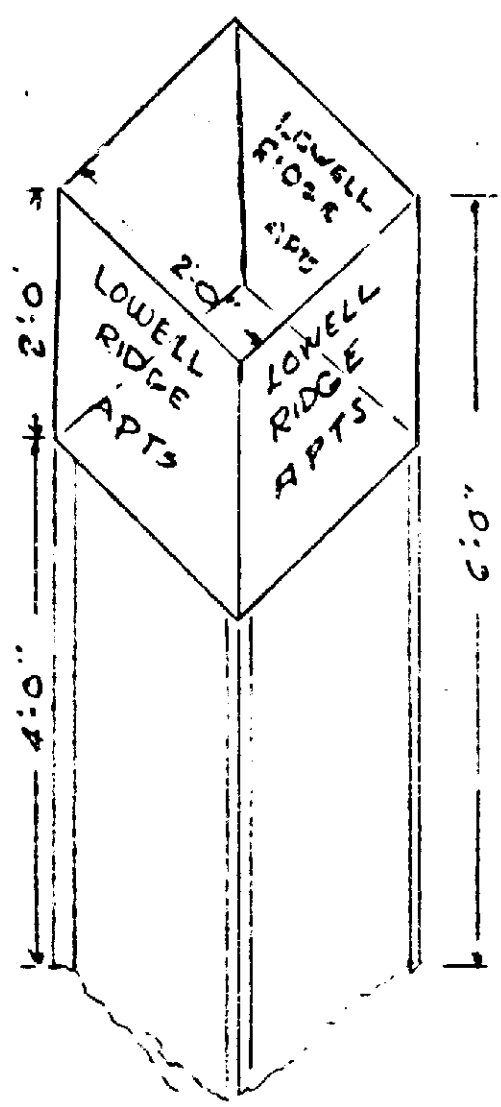
APPLICABLE ITEMS ARE CIRCLED:

- 1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.B.I. #17-81 - 1980) and other applicable Codes and Standards.
- 2. A building and other miscellaneous permits shall be required before the start of any construction.
- 3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- 4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- 5. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table L-1, Section L-101, Section L-102 and Table L-101. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- 6. The structure does not appear to comply with Table S-5 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table L-1 and S-5 and have your Architect/Engineer contact this department.
- 7. The requested variance appears to conflict with Section(s) [redacted] of the Baltimore County Building Code.
- 8. When filing for a required Change of Use/Temporary Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use [redacted] to Use [redacted] or to Mixed Uses [redacted]. See Section 312 of the Building Code.
- 9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- 10. Comments: Comply with Article 19, Sections 1901.C, 1906.0 as amended, 1907.0, and 1908.0.
- 11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If Section the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark E. Burdum, Chief
Building Plans Review

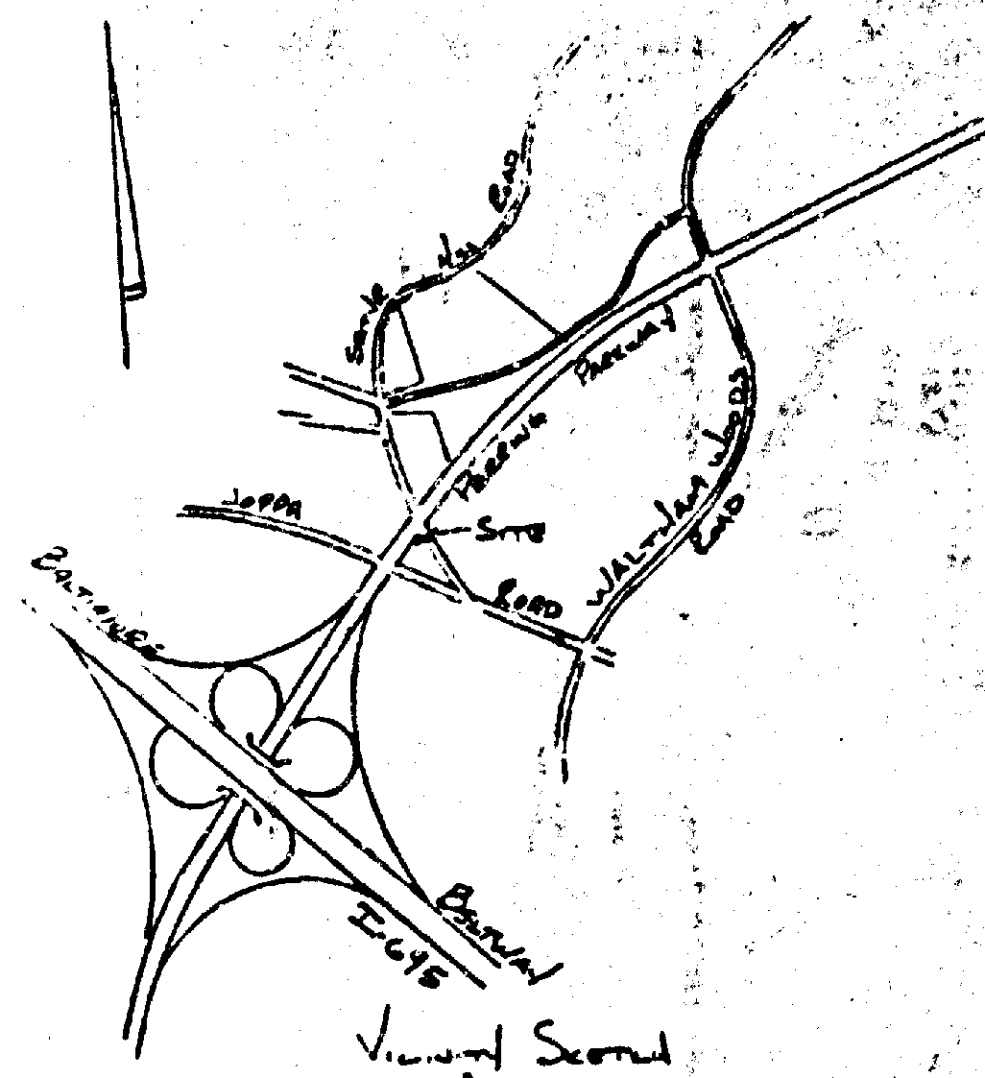
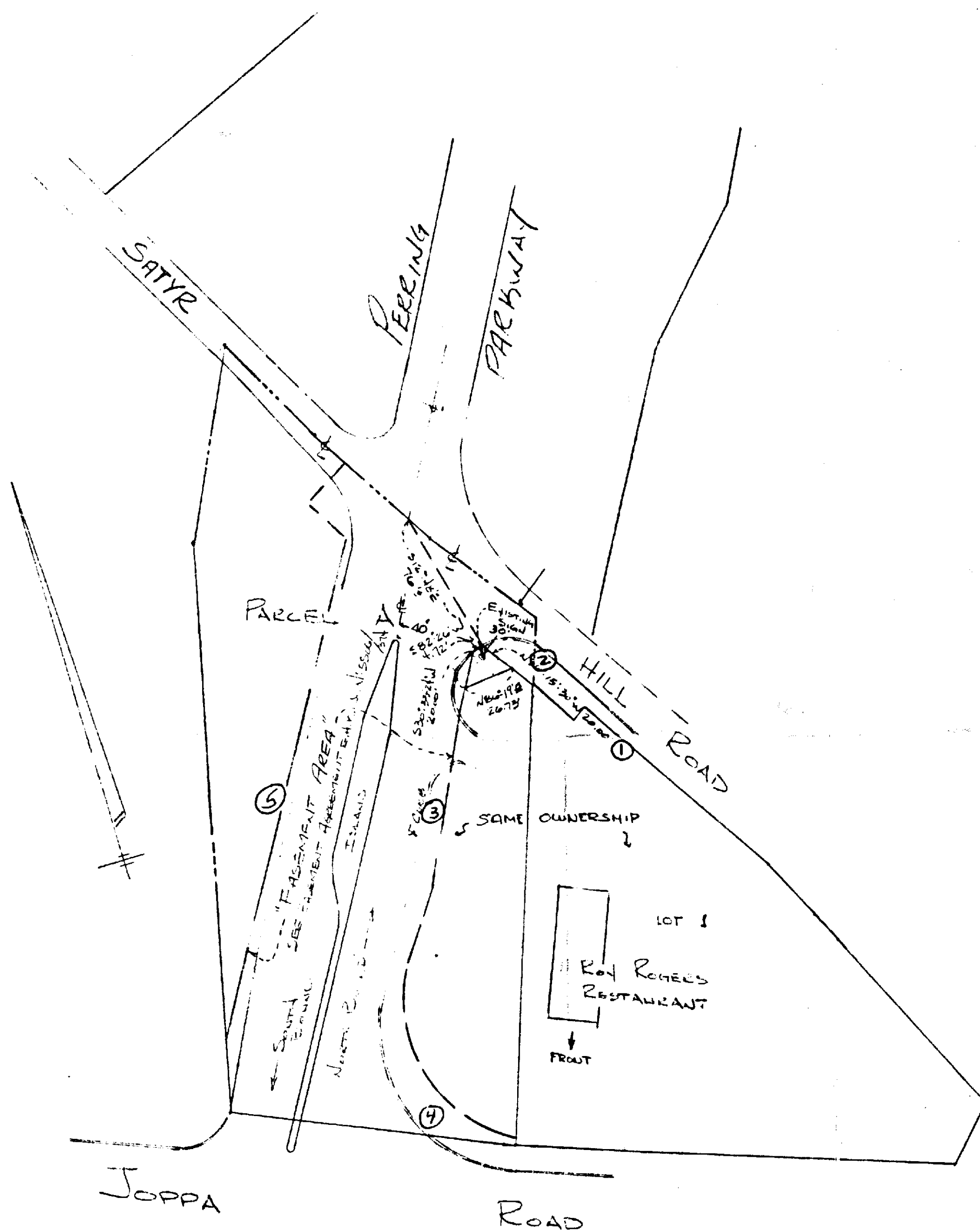
L/22/85





HAND-PAINTED
CUSTOM BUILT SIGN
NO SCALE

3 SIDED SIGN 2'x2'
TOTAL SQUARE FEET 12'



NOTE: NO COMMERCIAL BUILDINGS
WITHIN 100' OF SIDE
PROPERTY LINES.

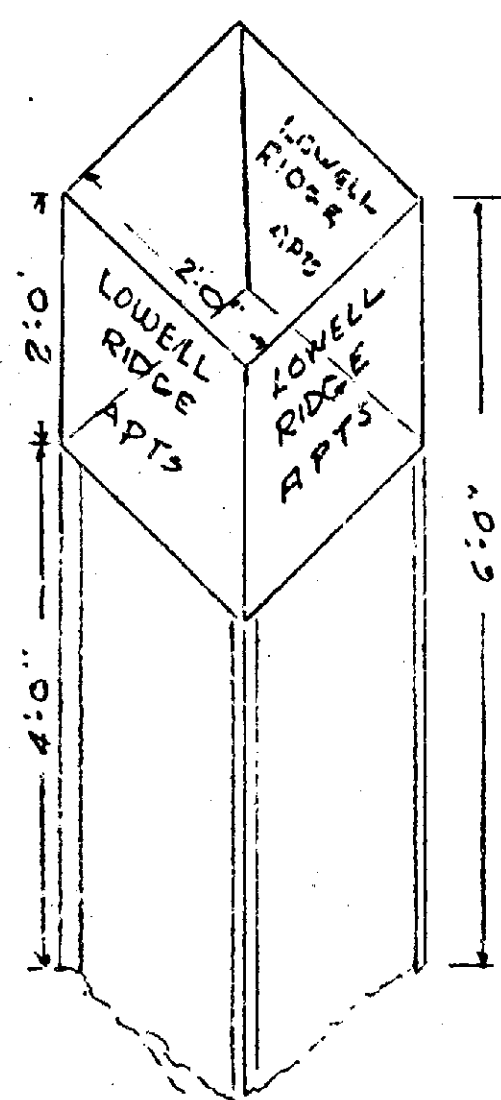
**PETITIONER'S
EXHIBIT 2**

ZONING PLAT
FOR SPECIAL EXCEPTION
4 VARIANCES 413.3 C. & d
30' x 40' IN LIEU OF REQUIRED 40' from E STREETS
110' FRONT SETBACK LINE
LOCATED IN
9TH ELECTION DISTRICT BALTO. CO., MD.
EXISTING ZONING B4 - CSA

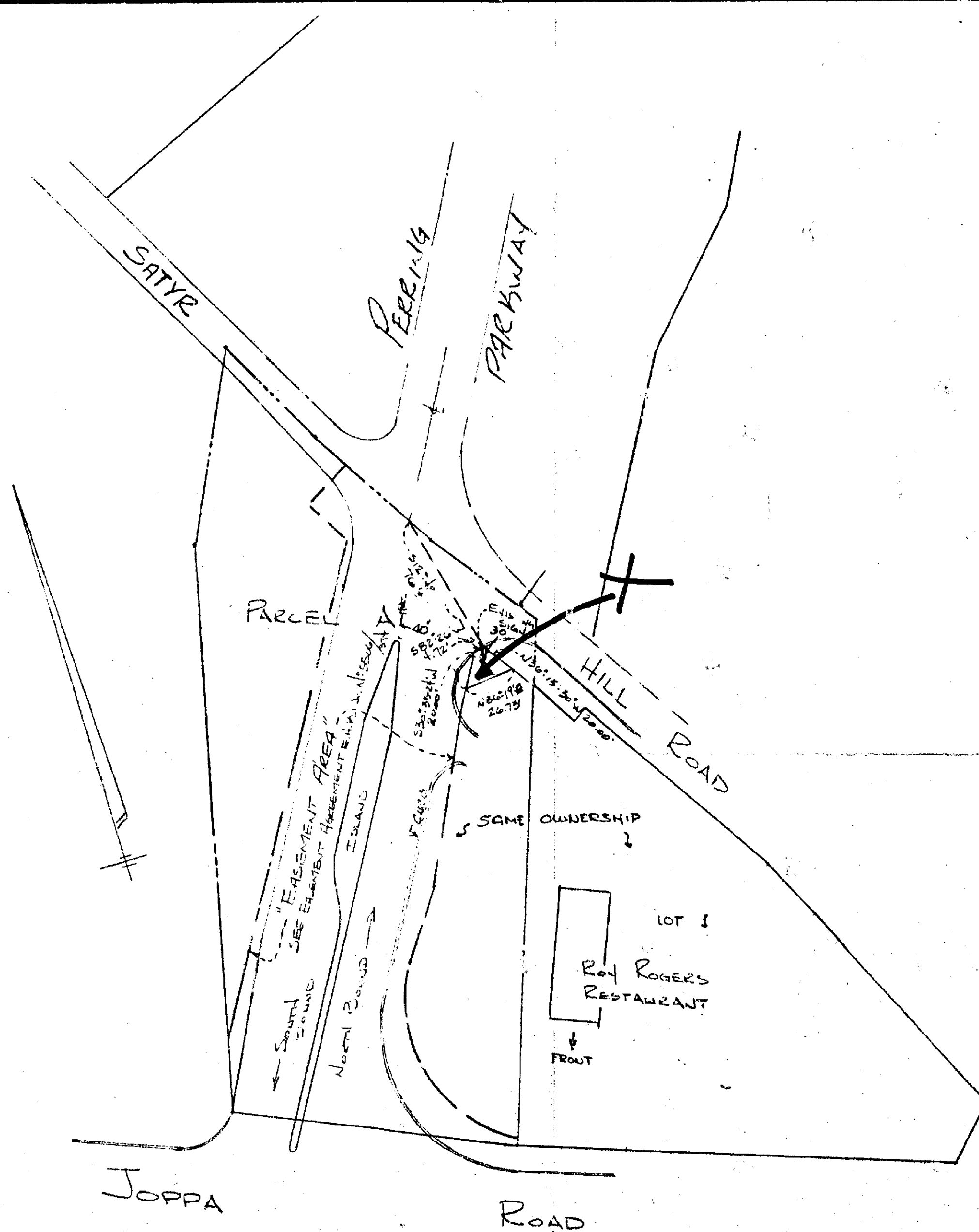


SCALE 1"=50' OCTOBER 29, 1985

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204



HAND PAINTED
CUSTOM BUILT SIGN
NO SCALE
3 SIDED SIGN 2'x2'
TOTAL SQUARE FEET 12

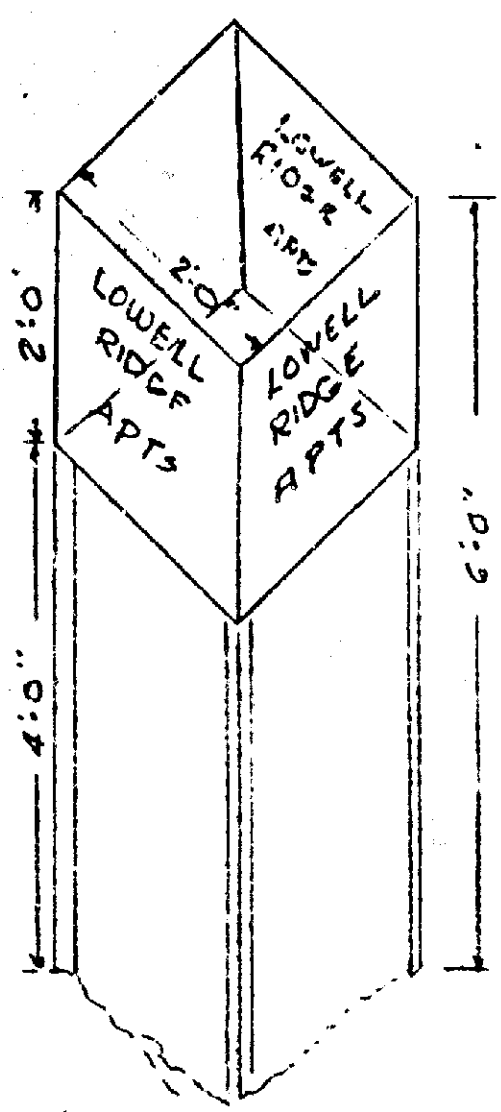
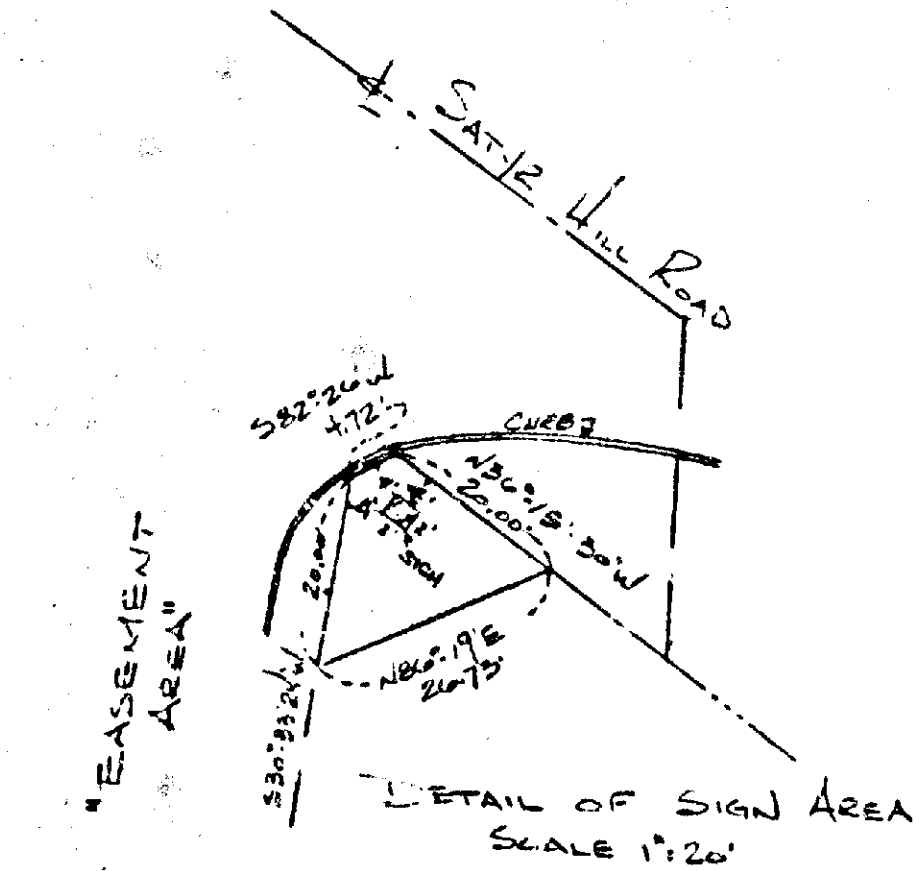


184

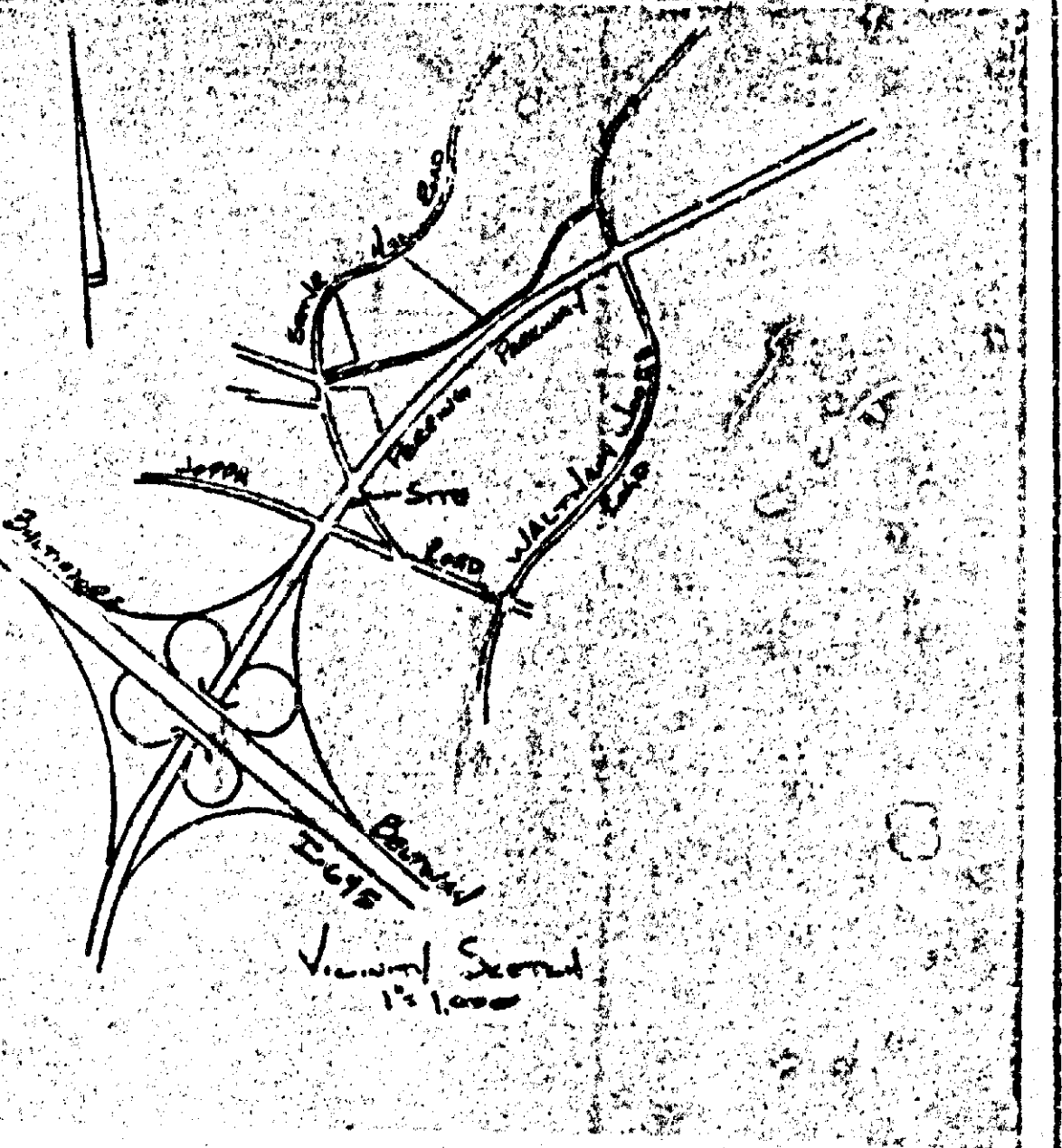
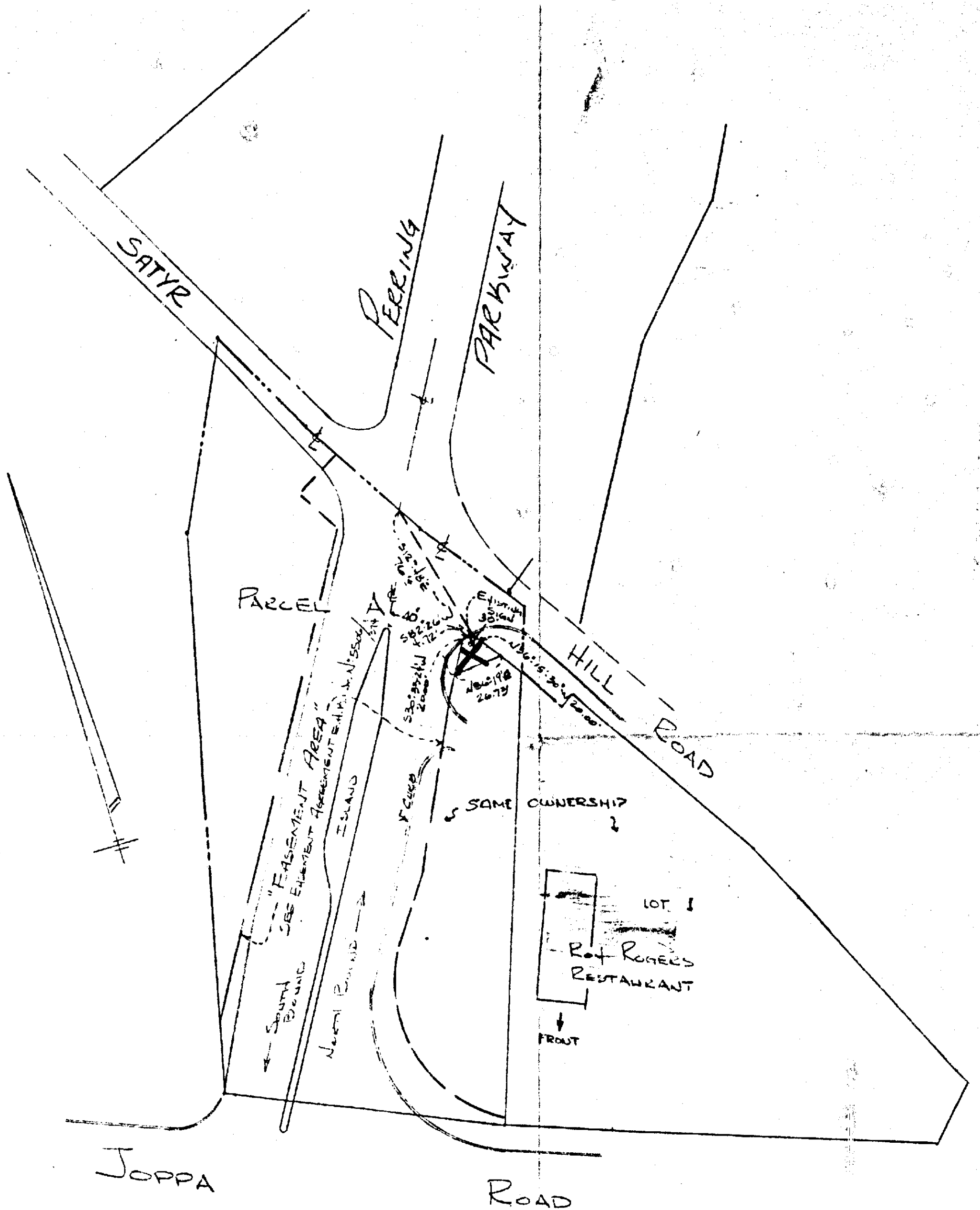
*ZONING PLAT
 FOR SPECIAL EXCEPTION
 8 VARIANCES 413.3 C & d
 30' x 40' IN LIEU OF REQUIRED 40' FROM E STREET
 110' FRONT SETBACK LINE
 LOCATED N
 9TH ELECTION DISTRICT BALTO. CO., MD.
 EXISTING ZONING AL - CSA

SCALE 1:50 OCTOBER 29, 1985

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204



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CUSTOM BUILT SIGN
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3 SIDED SIGN 2'x2'
TOTAL SQUARE FEET 12'

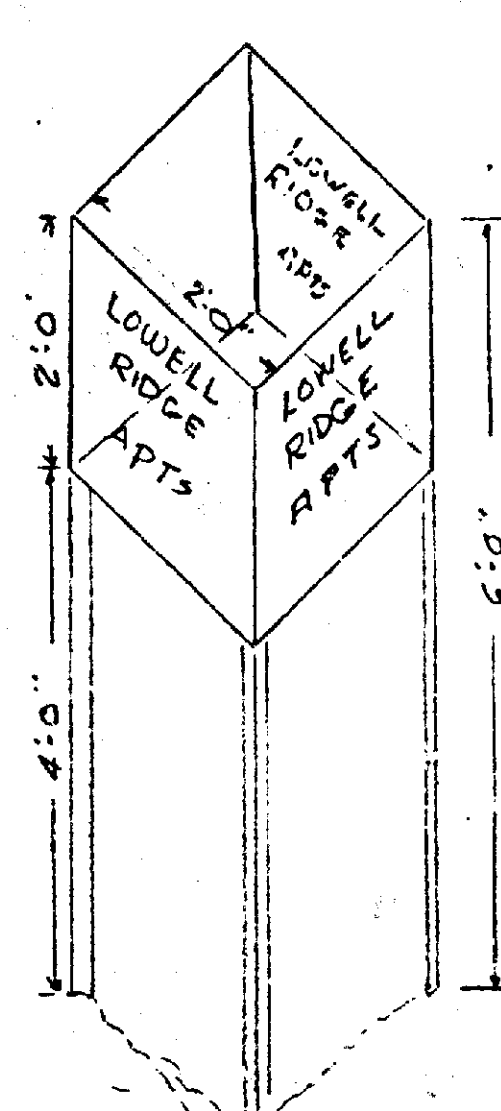
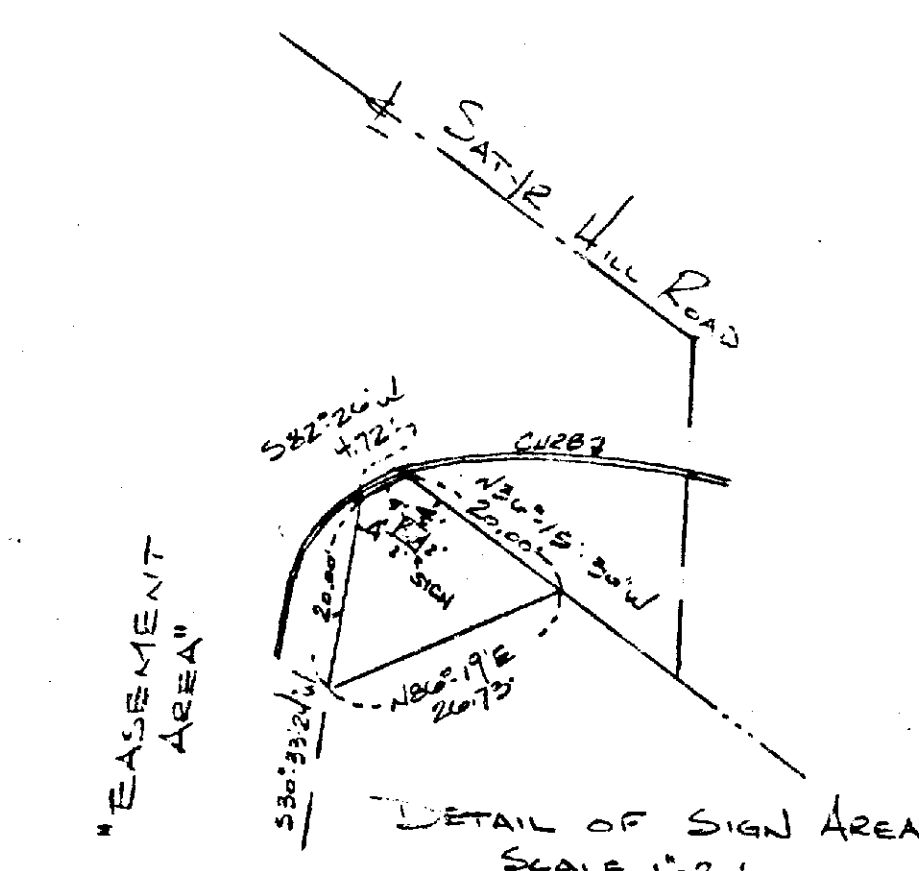


NOTE: NO COMMERCIAL BUILDINGS
WITHIN 100' OF SIDE
PROPERTY LINES.

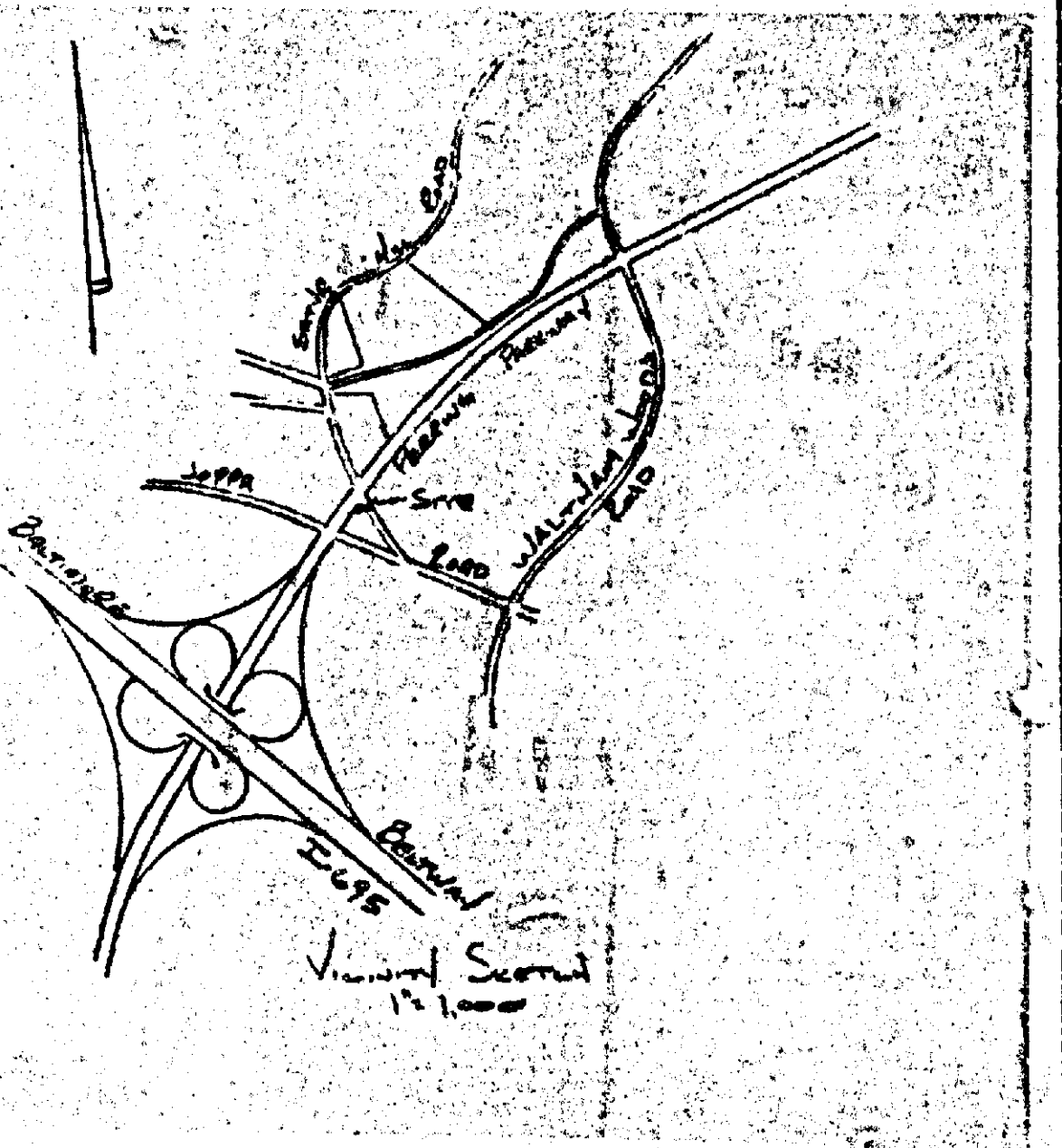
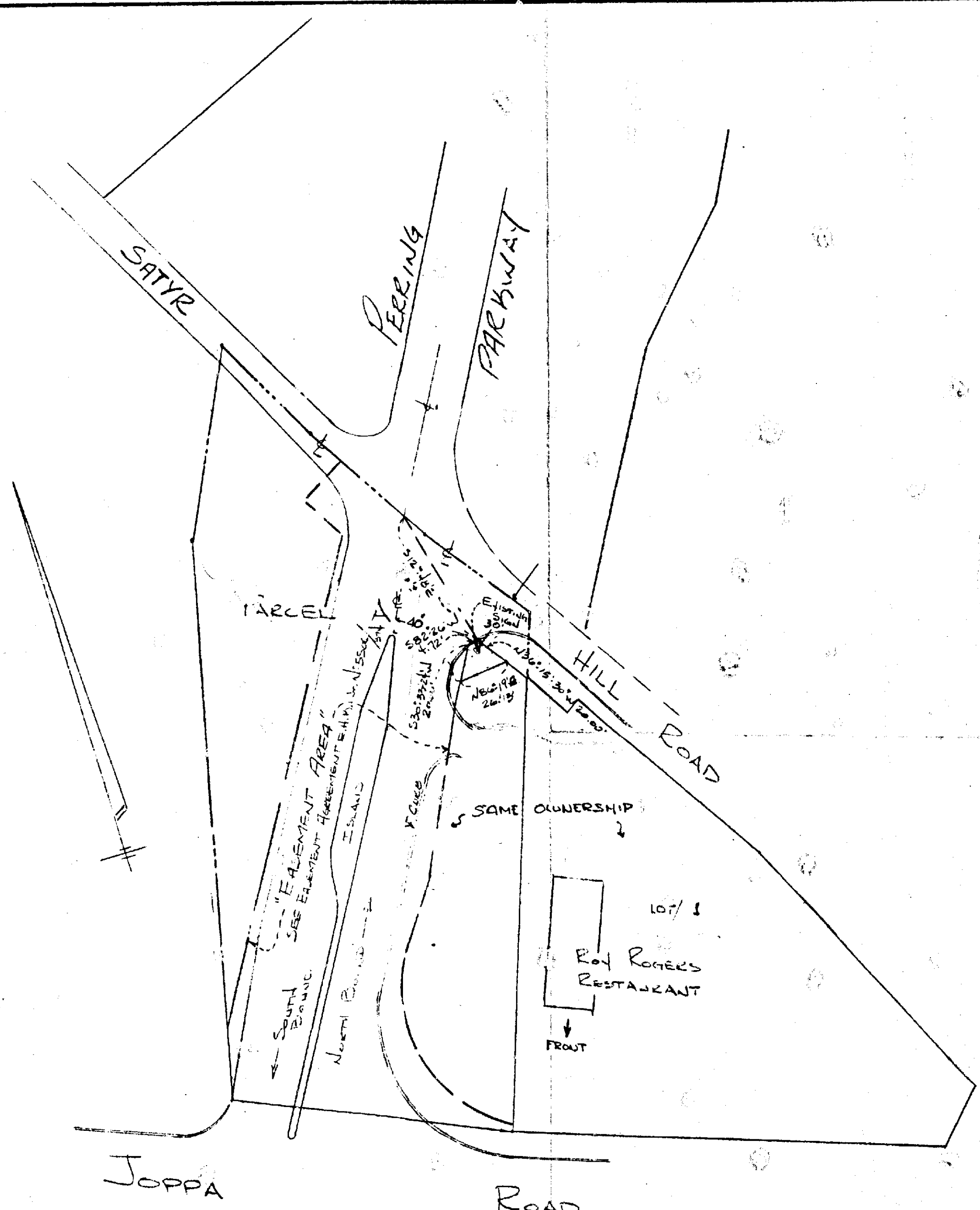
Revised Plan

ZONING PLAT 12/10/85
FOR SPECIAL EXCEPTION #114
VARIANCES 413.3 c & d
30' & 40' IN LIEU OF REQUIRED 40' FROM & STREETS
10' FRONT SETBACK LINE
LOCATED IN
9TH ELECTION DISTRICT BALTO. CO. MD.
EXISTING ZONING BL-CSE

SCALE 1"=50' OCTOBER 29, 1985
GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204



HAND-PRINTED
CUSTOM BUILT SIGN
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3 SIDED SIGN 2'x2'
TOTAL SQUARE FEET 12'



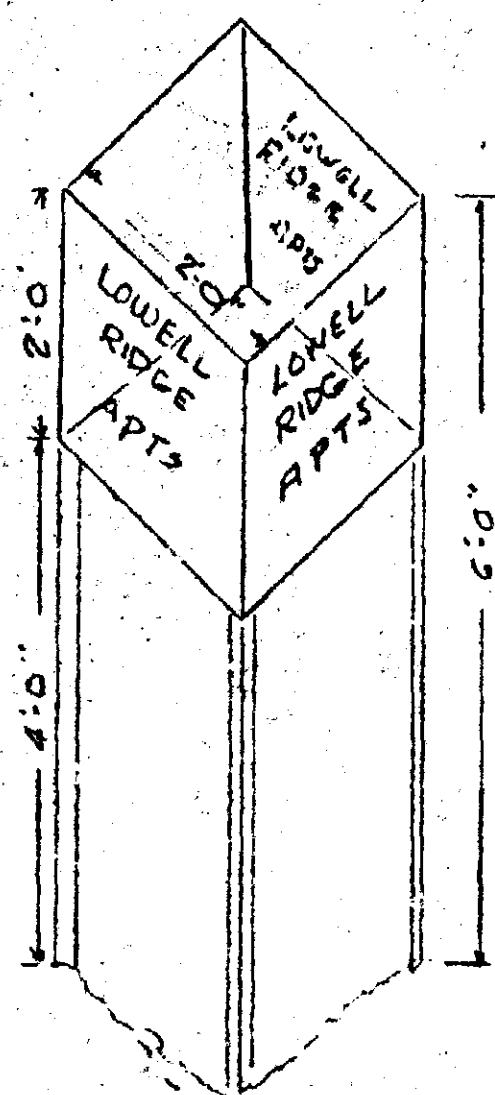
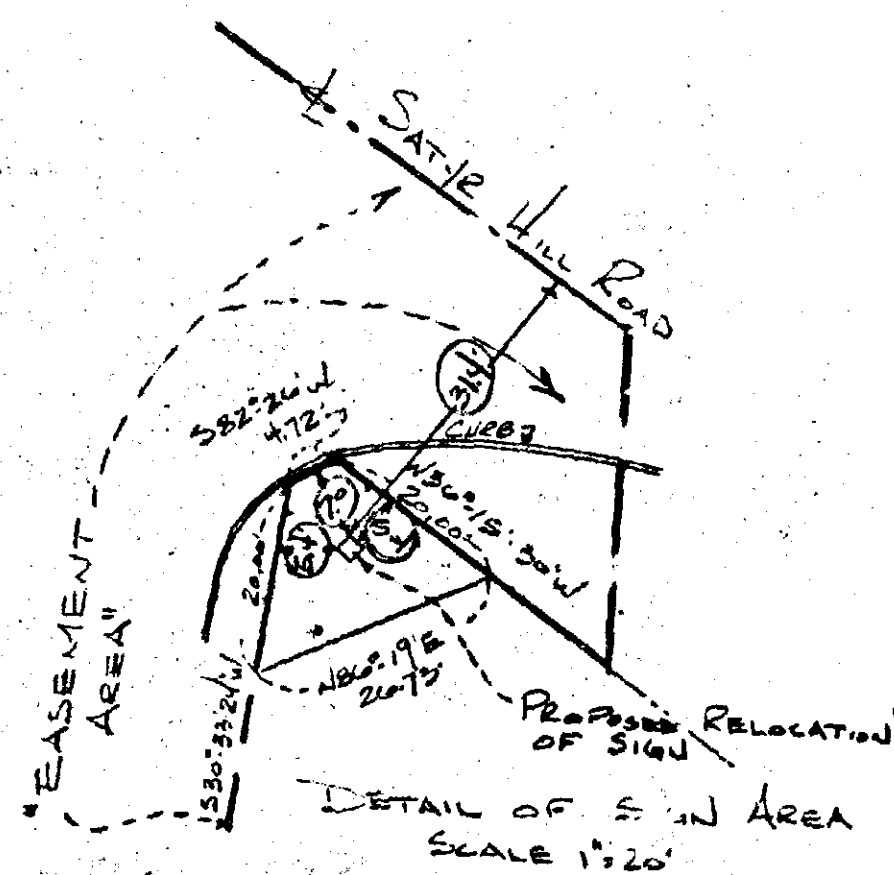
NOTE: NO COMMERCIAL BUILDINGS
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PROPERTY LINES.

Revised Plan

ZONING PLAT 12/10/85
FOR SPECIAL EXCEPTION #114
VARIANCES 413.3 c & d
30' & 40' IN LIEU OF REQUIRED 40' FROM & STREETS
10' FRONT SETBACK LINE
LOCATED IN
9TH ELECTION DISTRICT BALTO. CO. MD.
EXISTING ZONING BL-CSE

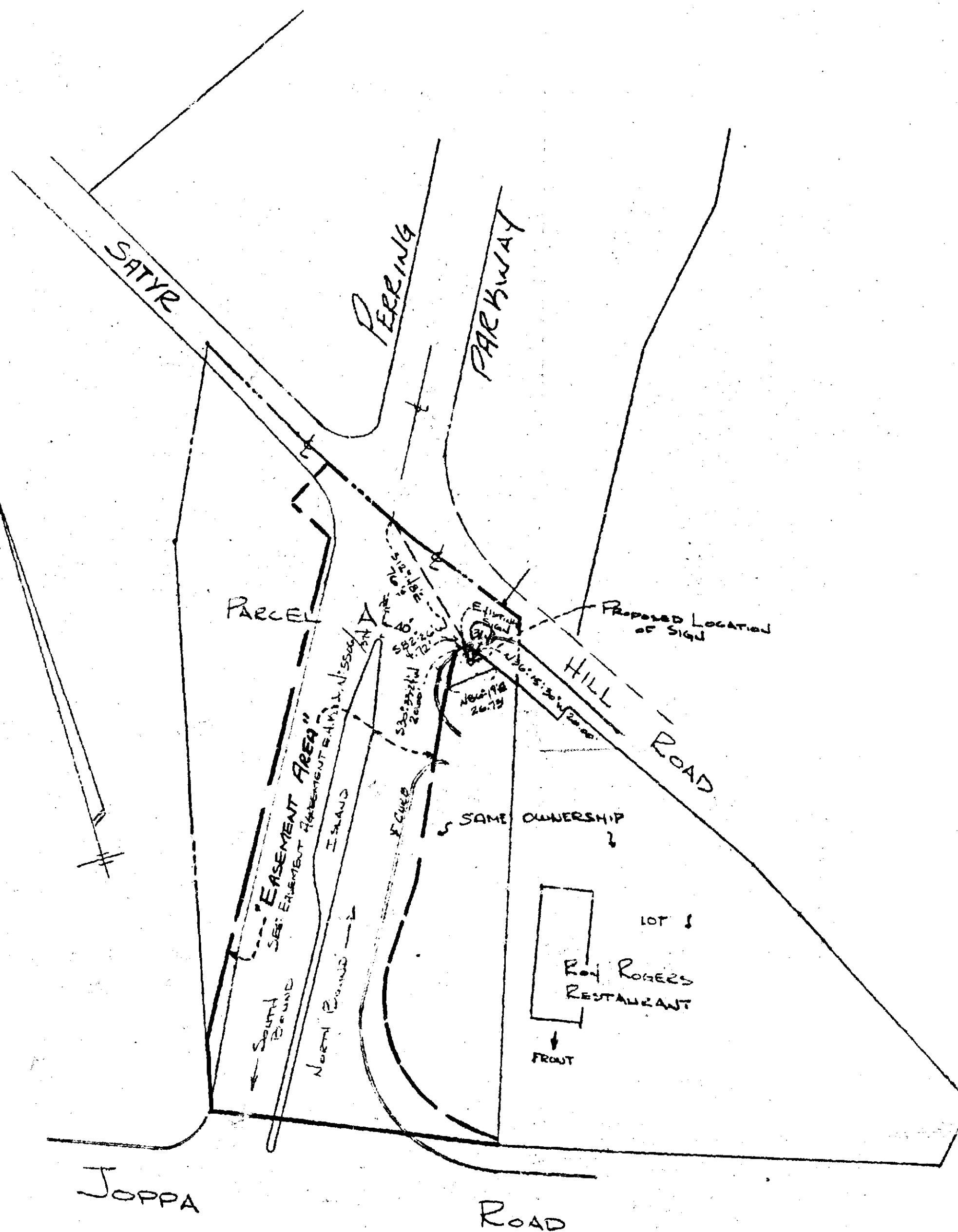
SCALE 1"=50' OCTOBER 29, 1985
GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204

PETITIONER'S
EXHIBIT 1

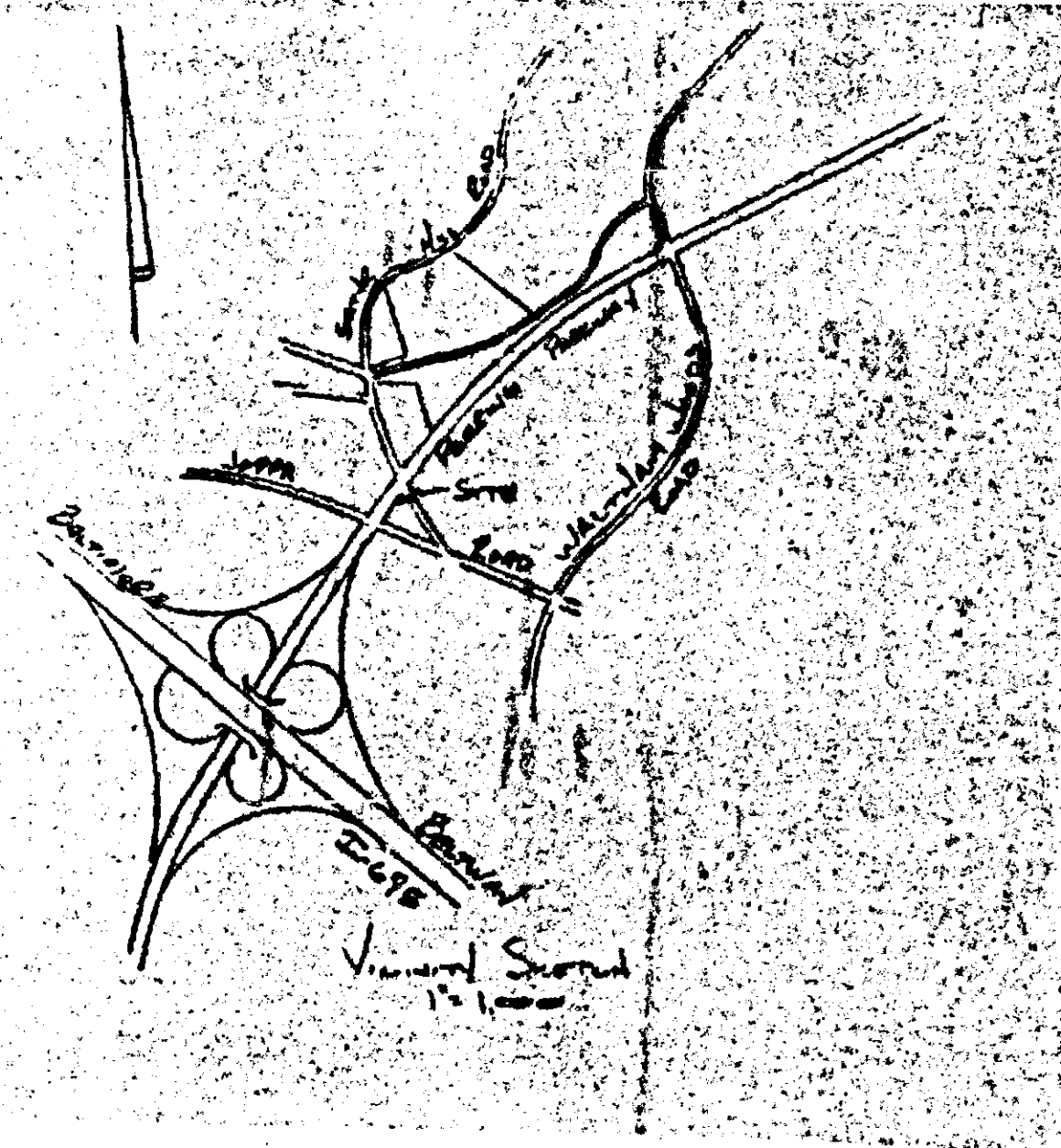


HAND-PRINTED
CUSTOM BUILT SIGN
NO SCALE

3 SIDED SIGN 2'x2'
TOTAL SQUARE FEET 12'



- MARCH 14, 1986 REVISIONS
- 1) CLARIFY "EASEMENT AREA" LINES
 - 2) RELOCATE SIGN AS REQUESTED BY OFFICE OF THE ZONING COMMISSIONER



NOTE: NO COMMERCIAL BUILDINGS
WITHIN 100' OF SIDE
PROPERTY LINES.

ZONING PLAT
FOR SPECIAL EXCEPTION
& VARIANCES 413.3 C & d
30' & 40' IN LIEU OF REQUIRED 40' FROM & STREETS
& 10' FRONT SETBACK LINE

LOCATED IN
9TH ELECTION DISTRICT BALTO. CO. MD.
EXISTING ZONING 32-CSF

Revised August 1986
Revised Dec. 16, 1985
SCALE 1"=50' OCTOBER 29, 1985

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204